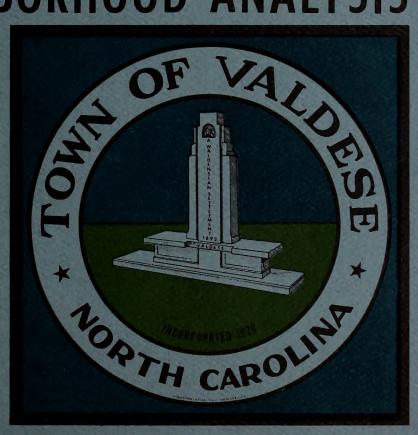
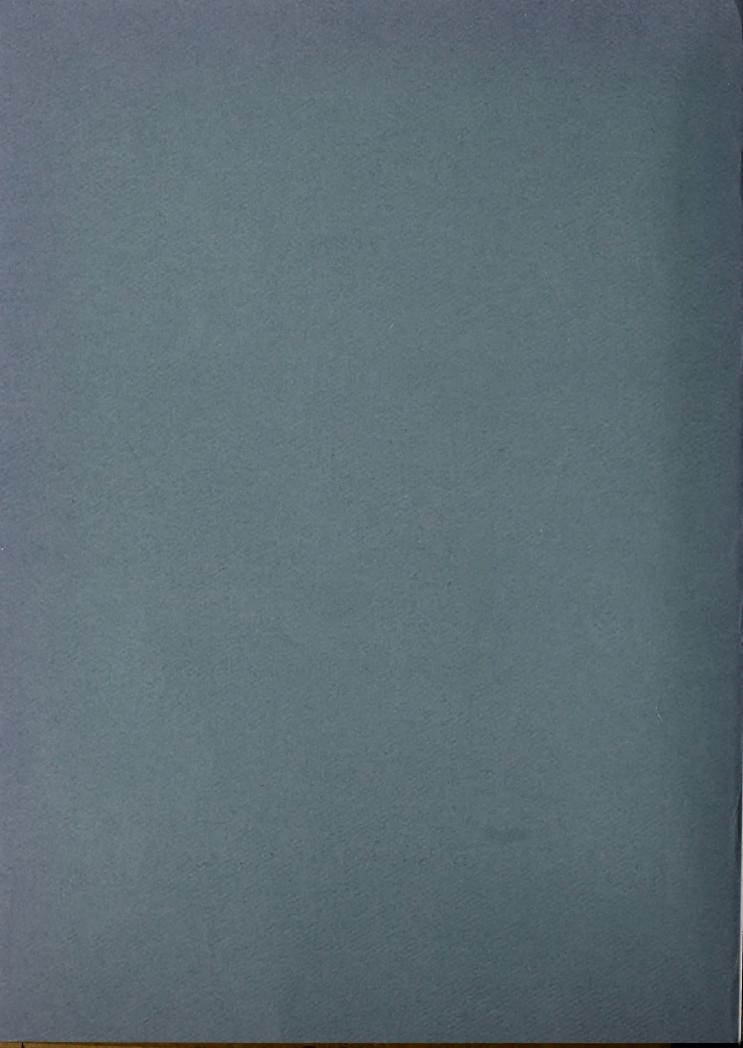
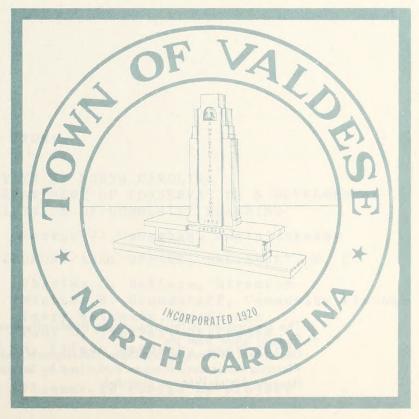
NEIGHBORHOOD ANALYSIS



VALDESE, NORTH CAROLINA



NEIGHBORHOOD ANALYSIS



VALDESE, NORTH CAROLINA

The preparation of this report was financially aided through a Federal grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

Cp971.12 Vi4n1

PREPARED FOR:

THE TOWN OF VALDESE, N. C.

Valdo S. Martinat, Mayor
O. B. Stokes, Town Manager
W. Harold Mitchell, Town Attorney

TOWN COUNCIL

Rufus F. Temple
Thurman L. Reep
Frederic H. Pons, Sr.
Edward Pascal
J. W. Howard Wilkie

PLANNING AND ZONING BOARD

Donald H. Martinat, Chairman John Church Julius Deal Elmo Pascal Dan Bounous John A. Guigou

TECHNICAL ASSISTANCE FROM:

STATE OF NORTH CAROLINA
DEPARTMENT OF CONSERVATION & DEVELOPMENT
DIVISION OF COMMUNITY PLANNING

George J. Monaghan, Administrator PIEDMONT AREA OFFICE, SALISBURY, N. C.

Charles L. Sellers, Director
*Michael E. Grandstaff, Community Planner
Perry Whisnant, Draftsman
Paul L. Trexler, Draftsman
M. Eileen Antosek, Secretary

*Planner in charge of project

THE PARKET PARKET

to an important on other air

Velde 5. Marethara Maret O. B. Irokes Tern Manger V. Maret Missaell, Toya Assessor

TOWN CONTROLS

Autus 7, Tample

Thursdan 1, Tamp

Trudesic N. Icon, 12

Edward Passal

J. W. Kornel William

L. Kornel William

principal and the many against a defense debt of the control of th

PROMISEL ASSESSMENT PROMISE

DIVISION OF COMMENTS PRAINCH

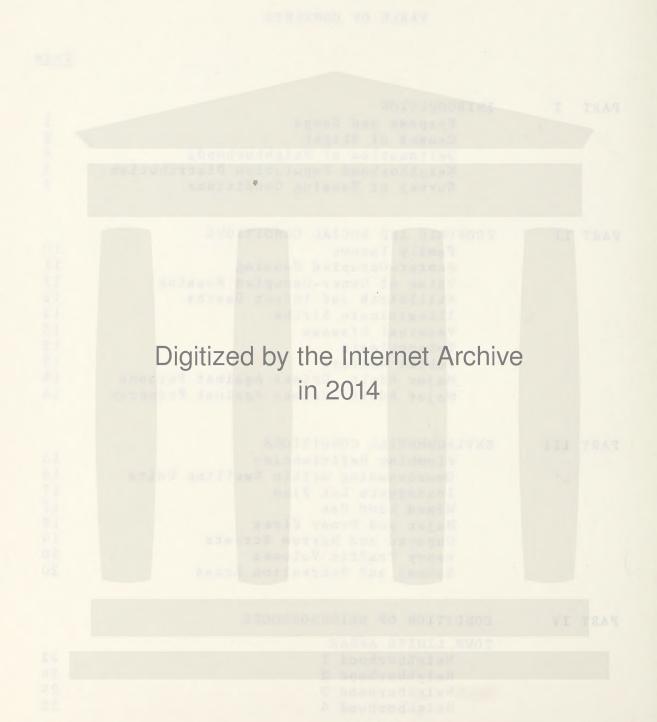
PERSONNEL AREA OFFICE, SALISBURY, B. .

Charles in Sellers, Director
"Highest T. Translatiff. Community Misnors
Fres Whispass. Desirance
Frol L. Trodler, Desirance

Trologo to extent of semmaly.

TABLE OF CONTENTS

PART I INTRODUCTION	
Purpose and Scope	1
Causes of Blight	2
Delineation of Neighborhoods	4
Neighborhood Population Distribution	5
Survey of Housing Conditions	7
DARE IT ECONOMIC AND COCTAL CONDITIONS	
PART II ECONOMIC AND SOCIAL CONDITIONS	10
Family Income	11
Renter-Occupied Housing Value of Owner-Occupied Housing	12
Stillbirth and Infant Deaths	12
Illegitimate Births	13
Venereal Disease	13
Tuberculosis	13
Public Welfare	13
Major Adult Crimes Against Persons	14
Major Adult Crimes Against Property	14
A Committee of Committee and Committee	
PART III ENVIRONMENTAL CONDITIONS	
Plumbing Deficiencies	15
Overcrowding within Dwelling Units	16
Inadequate Lot Size	17
Mixed Land Use	17
Major and Minor Fires	18
Unpaved and Narrow Streets	19
Heavy Traffic Volumes	20
School and Recreation Areas	20
PART IV CONDITION OF NEIGHBORHOODS	
TOWN LIMITS AREAS	
Neighborhood 1	22
Neighborhood 2	26
Neighborhood 3	29
Neighborhood 4	32



		Page
	FRINGE AREAS	
	Neighborhood 5	36
	Neighborhood 6	38
	Neighborhood 7	42
	Neighborhood 8	4 5
	CENTRAL BUSINESS DISTRICT	47
PART V	CONCLUSIONS AND RECOMMENDATIONS	
	Summary of Findings	49
	Conclusions	51

TABLES

1	Distribution of Population and Dwelling Units by Neighborhoods	6
2	Condition of Housing Units by Neighborhood	8
3	Families with 1966 Annual Family Income of Less than \$3,000	1 0
4	Per Cent of Dwelling Units with Inadequate Plumbing	16
5	Major and Minor Fires, 1964-1966	18
6	Unpaved and Narrow Streets	19
7	Comparison of Neighborhoods by Selected Characteristics	50

J. T. H. AT

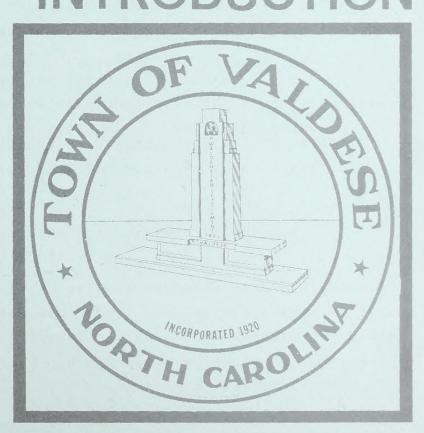
MAPS

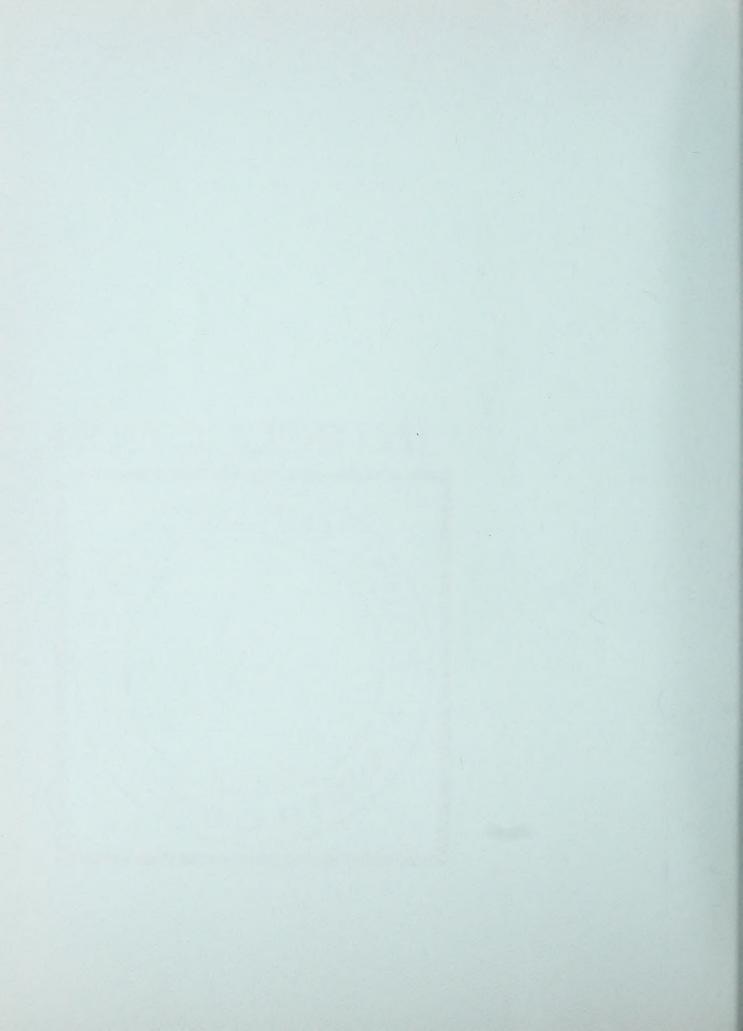
Number		Follows
1	Study Areas	6
2	Condition of Housing	7
3	Family Income by Block	10
4	Renter-Occupied Housing by Block	11
5	Average Monthly Rent by Block	1 2
6	Housing with Inadequate Plumbing by Block	16
7	Overcrowding within Dwellings by Block	17
8	Inadequate Lot Sizes	17
9	Mixed Land Uses	17
10	Unpaved Streets and Average Daily Traffic Volumes	19
11	School and Recreation Areas	21
12	Recommended Treatment Areas	52

- 1. 15

specified and appear agreement	

INTRODUCTION





PART I

INTRODUCTION

PURPOSE AND SCOPE OF STUDY

What is a neighborhood analysis? It is a study of the nature, extent and causes of blight within a community on an area-by-area basis. Hence, it is the purpose of this report to analyze all blighting conditions in the Valdese Planning Area which tend to make certain sections of the town and its environs substandard. This will entail the delineation of neighborhoods and the assembly and analysis of information on:

- -- housing conditions, including the location and extent of blight or potential blight;
- -- characteristics of families affected by poor housing;
- -- conditions of non-residential areas, including location and extent of blight and potential blight;
- -- adequacy of community facilities and services, both public and private;
- -- causes of blight;
- -- steps needed to eliminate present blight and prevent future blight.

Blighting factors are usually associated with educational attainment and family income. These two factors relate to the type of housing in which families live. High educational attainment allows one to gain adequate income, which in turn fosters an adequate environment. In most cases the reverse is true.

S TAKE

TOWN SO TOWNS DAY SHOTHER

The control of the co

The Decision of the Control of the C

lie of Sausan again --

The state of the s

Most of us tend to indentify ourselves with out surroundings. Poor environmental conditions tend to have a large influence on our lives. For example, poorly kept yards and deteriorating housing conditions in a neighborhood tend to encourage
more of the same, thereby bringing a further deterioration of
the neighborhood in which such conditions are allowed to continue. Pleasant neighborhoods offer a sense of pride and give
the residents a strong incentive for good citizenship. Deteriorating neighborhoods tend to breed unhealthy social conditions.
These blighting conditions are detailed hereafter so that solutions can be applied.

This report will also allow the Town of Valdese to meet its Workable Program requirements regarding a neighborhood analysis. The Workable Program consists of the following elements: codes, ordinances, comprehensive community planning, neighborhood analysis, administrative organization, financing, housing for displaced families, and citizen participation. These seven elements make up the Workable Program which is a prerequisite for obtaining Federal funds for urban renewal, public housing and special types of FHA Mortgage Insurance.

CAUSES OF BLIGHT

A definition of blight would be: "Anything that causes destruction or ruin." The major causes of blight which tend to affect most cities are:

1. Absence of Codes and Ordinances. Many residential, business and industrial areas become substandard due to the absence of adequate building, plumbing, fire and electrical codes. In other instances towns and cities may have these codes on the books but they do not enforce them. This allows a neighborhood to deteriorate just as fast as if there were no such codes.

Mage of as tond to indentity surrelyed with our enticentlogs. Foor environmental condictions tond to have a letter tolocaling housing conductions in a subgliburary tend to encourage
more of the same, thereby bringing a further desirioration of
the same, thereby bringing a further desirioration of
the same alignmental water week condictors as as a love to end, eith
the residence a strong tennation of price and, eith
the residence a strong tennation law end, either and either
there is included to the conditions or when the price of the conditions
there bilghting conditions or well becautes as there ends

The Vorkeria a required to the state of the

THOSEN OR BUSHAD

A definition of hiller course of bittels which to server to be a server to s

Apaches of Government of the State and Control of the State of the Sta

The lack of subdivision regulations brings about poor lot platting practices which in turn can affect drainage patterns, street layout, obstructions to vision at intersections, and other problems.

The recent adoption of a zoning ordinance for the incorporated area of Valdese should head off some potential problems such as inappropriately located land uses, unregulated outside storage, lack of off-street parking space and so forth. Steps should be taken by the Town Council to secure zoning for the fringe area as well.

- 2. Social and Economic Factors. There are numerous social and economic factors which can cause blight, among which are: broken homes (homes without a father or mother), lack of education or skill, and the handicapped or disabled. Persons affected by these conditions are often deprived of the opportunity of an adequate wage and cannot acquire adequate housing. As a result of low income levels, many families have to double up with two or more families living together in the same house. Crowding conditions create a lack of indoor and outdoor privacy and tend to bring about a breakdown of social and moral conditions in the home.
- 3. Inadequate Recreation Facilities. Urban areas need adequate recreation areas. When these are not provided the children have to play in the streets.
- 4. Dilapidated or Vacant Non-Residential Structures.

 Vacant lots and obsolete buildings tend to bring about the deterioration of neighborhood quality.
- 5. Rental Properties and Heavy Traffic Flow. Many land owners allow their property to deteriorate due to circumstances which they cannot control such as heavy traffic volumes in front of their property or an industrial use next to their property. However, land owners are often negligent in maintaining rental properties. Adjacent dilapidated and deteriorating structures often add to the lack of pride by the tenant. In many instances substandard housing areas act as breeding places for crime and disease as well as being fire hazards to the community.

Many existing neighborhoods and even industrial districts could benefit from projects to provide better off-street parking, re-route heavy traffic and reduce residential-industrial conflicts. Also, properly planned intersection improvements could build substantial safety features into a neighborhood street system, thus alleviating industrial and residential traffic hazards.

The lark of subdivious rangistings brings shoul poot lot lot placed and the lot placed and the lot placed desired and the lot particular to the lot at the lot particular and other particular and lotter particular.

-di die 100 encontro encodo e la apolitable James 2017
-de la compania il de la constante de l

Secial and aconomic tenters with rem course hitself.

Among which are broken to an union rem course hitself.

Among which are broken to be a little and course of the handle aconomic acts of the handles aconomic account aconomic acts of the handless of the hand

need the called the called the contract of the called t

Tunda process of the state of t

dental fine of the property and their value of the state of the second of the state of the state

Many owinging neighborhoods and avec indescring distries and benefit from projects on promide holest
off-screet parking, re-route deave mailth and reduce
residential -industrial camiltons hims, properly
planned intersecution improvements total burns and
examiled safety features total and residencial
system, thus allestein industrial and residencial
traffic basards.

6. Inadequate Utilities. Valdese has some fringe residential areas which are lacking public water and sewer facilities. Such areas without adequate utilities are a health hazard to the community. Future annexation of these areas to the town may be the only feasible method of providing adequate utilities to the areas in question.

DELINEATION OF NEIGHBORHOODS

A neighborhood is a homogenous area with respect to certain physical, economic, and social aspects. Lines were drawn where-ever physical or social movements between residential areas are blocked because of a railroad, major street or stream and differences in land use, income, race, or value of residential structures.

The Valdese planning area has been divided into eight study areas for statistical and comparative purposes. Other reports such as the Land Use Survey and the Land Development Plan will draw heavily upon this report for statistical data and for future recommendations.

The Valdese study area boundaries were established by considering the following factors:

- -- natural boundaries, including terrain features, creeks and streams;
- -- man-made obstacles, including the Southern Railroad; major thoroughfares such as Carolina Street and SR 1737;
- other considerations such as political wards, existing land use patterns and type of housing;
- -- existing municipal boundary lines and outer perimeter lines.

dencial aron watch are lacking public water and sever dencial dencial aronal dencial aronal dencial aronal aronal

SELECTION OF SOURCE AND SOURCE STANDARDS

A notphoshood is a homogeneous with heapers to desar where physical, edopous, and sected harded. I then well desar where over physical or south and an enterior horest house in a sected areas and differences in had not the local transmission of the sected of the sected and and differences in had not the sected of the sected at a section.

The Valders plant and and some personal and large parameter of their state of the same of

The Valdens and Solvebook over the College of the C

- -- maintal boundaring, tentaling tentals --
- Sharting arefred out anthright reciperate observes --bus there is no love of the santagement retains
- other constituention could be political meda, existing
 - -- extending nucliated boundary links and nucle particular

A home is the biggest investment which most families will make during their lifetimes. Therefore, it is very important that this investment be protected. Hence, the area in which one builds should be free from blighting conditions. This is why neighborhoods need to be protected from adverse effects such as noise, trash, heavy traffic conditions, industrial pollution, and so forth. Consequently, any plan should include regular maintenance and replacement of worn-out parts — be it in a home, auto, fence, school, street, sidewalk, or what have you.

What makes a good neighborhood? Many things, among which are the following:

- -- adequate housing;
- -- adequate environment;
- -- adequate schools;
- -- streets free from traffic congestion;
- -- paved streets and adequate sidewalks;
- -- street lights;
- -- various churches;
- -- adequate recreational facilities;
- -- adequate shopping areas;
- -- all areas free from debris and trash;
- regular maintenance of all main structures and out-buildings;
- -- an alertness to violations of the zoning ordinance and other town codes.

NEIGHBORHOOD POPULATION DISTRIBUTION

The 1967 housing survey by the Division of Community Planning revealed that most of the estimated 2,656 town population is located in Neighborhoods 1, 2, and 4. The least populated neighborhoods in town are Neighborhood 3 and the central business district (CBD). (Neighborhoods 1, 2, 4 and the CBD are partly commercial or industrial.) The estimated 2,805 fringe area population is located for the most part in Neighborhoods 5, 6, and 8. (See Map 1 and Table 1.) A none to the bigging investing the deep important make during their lifetimes. Therefore, is is described in which one that that this town them. Therefore, is described in which one builds should be from the deep investing a why as ignored to an adverse affects auch as notice, track to the protected from adverse affects auch as notice, track bear posterior, industrial politician and and forth. Consequently, and plan about digital values and and forth. Consequently, and plan about digital values and and and replaced the constitution and and and replaced the second consequently and plan about digital values and a land, being the forth a land, but the second consequently and when the land and the land of th

What makes a good neighborhood? Make things to eaker tade

Tananarivae eraupebe -
Indianarivae eraupebe -
Indianari mari seri seris -
Indianari maninari ma

MITCHIGHTON PORTALIST NO STREET, NO.

The 1967 housing sorvey by the Division of Commonths figuraling revealed that most of the attimated 2,500 form population is lessed in Delaphorhouse I. 2, and 5. The less papulated matches in town are Walshbertons J. and the contest must need descript (CBD). (Natghbertons J. 2, 4 and the CBD are partly connected or Augustial.) The inclinated 2,803 falure area population is located for the most part in arthrophorhouse area population is located for the contest of a stable borhouse is 6, and 6. (See May 1 and Table 1.)

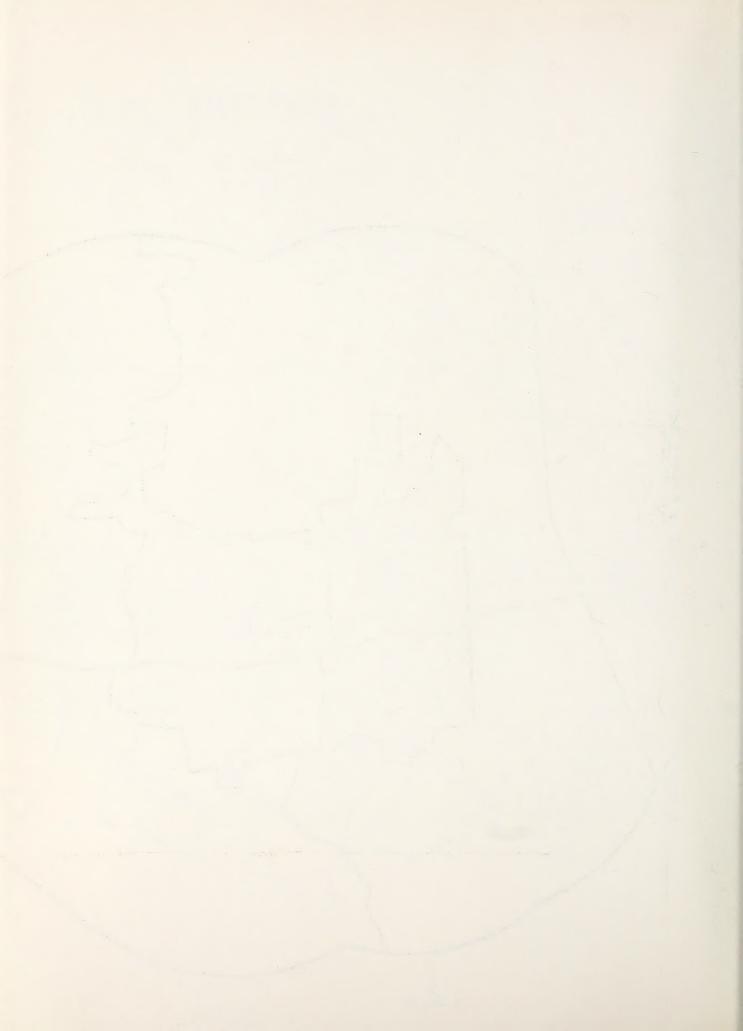
DISTRIBUTION OF POPULATION AND

TABLE 1	WELLING UN	ITS BY NEIGH	HBORHOODS	
		No. of		
	No. of	Occupied	Estimated	Per Cent of
	Dwelling	Dwelling	No. of	Total
Neighborhood	Units	Units	Persons	Population
TOWN LIMITS AREA				
1	243	241	771	14.1
2	246	246	787	14.4
3	132	130	416	7.6
4	205	203	6 5 0	11.9
CBD	13	13	32	. 5
Sub-Total	839	833	2,656	48.5
FRINGE AREA				
5	275	271	867	15.9
6	271	270	864	15.9
7	168	168	537	9.9
8	169	168	537	9.8
Sub-Total	883	877	2,805	51.5
Total Planning				
Area	1,722	1,710	5,461	100.0

Source: 1967 Division of Community Planning survey count of dwelling units times a dwelling unit factor of 3.2 (average number of persons per dwelling unit in Valdese according to the 1960 Census).

	0.00	

STUDY AREAS RIVER CATAWBA 2000′ Scale in Feet 8



SURVEY OF HOUSING CONDITIONS

One of the most important indications of blight is the physical condition of housing in a neighborhood or a community. The Condition of Housing Map 2 illustrates the findings of a "windshield" housing survey and a twenty per cent sample of the interiors of blighted housing made in April and June, 1967, by the Division of Community Planning. All housing in the planning area was classified as one of the three following groups:

- 1. Sound Housing is that which has no defects or only slight defects which can be corrected during the course of regular maintenance.

 Examples of slight defects are: slight damage to porch or steps, lack of paint or gutters.
- 2. Deteriorating Housing needs more repair than is provided in the course of regular maintenance. Such housing has one or more defects which must be corrected if the unit is to continue to provide safe and adequate shelter. Examples of such defects would be holes or open cracks, poor foundation, floor or roof, or badly damaged steps or porch.
- 3. Dilapidated Housing does not provide safe and adequate shelter; in its present condition is endangers the health, safety, or well-being of the occupants. Such housing represents inadequate original construction or has one or more critical defects indicating that the structure should be extensively repaired, rebuilt or torn down. Such structures in order to meet minimum standards would require drastic restoration that would be economically unfeasible.

In the windshield survey, no effort was made to determine internal deficiencies beyond those readily apparent from outside the structure. However, such an effort was made in the "20% sampling." Even for external factors, more detailed inspection of any single structure may prove the preliminary evaluation incorrect; however, the judgment made is considered a valid indication of the general conditions prevailing. The

SUBJECT OF MORESHIP TODAY STORE

The Condition of Parella Conditions of State of the Condition of the Condi

Talke to the control of the control

-type at ania vinger incombene quantity and the temperature of the tem

A CONTROL OF THE PROPERTY OF T

Internal control of the control of t

Condition of Housing RIVER CATAWBA Scale In Feet Legend



"deteriorated" and "dilapidated" classifications are referred to as "substandard". Neighborhoods which have the highest percentages of substandard housing are:

In the Town Proper: Neighborhoods 1 and 4

(79 units)

In the Fringe Area: Neighborhoods 5, 6, and 7

(87 units)

See Map 2, Condition of Housing, and Table 2, Condition of Housing Units by Neighborhood.

Statistical data such as economic, social and environmental conditions were obtained from a "20% sampling" of deteriorated and dilapidated housing in the Valdese Planning Area.

TABLE 2	CONDITION O	F HOUSING	GUNITS	BY NEIG	HBORHOOD	
						Per Cent
					of	of
					Total	Total
	Total	Det.*			DU's	DU's
Neighborhood	DU's_	DU's	DU's	Total	Det.*	Dil.*
TOWN LIMITS	AREA					
1	243	27	3	30	11.1	1.2
2	246	10	2	12	4.1	. 7
3	136	3	1	4	2.2	. 7
4	205	3 2	17	49	15.6	8.3
CBD	13	3	CLO CLO	3	23.1	Euro
Sub-Total	8 4 3	7.5	23	98	8.9	2.7
FRINGE AREA						
5	275	38	1.2	50	13.8	4.4
6	271	21	7	28	7.7	. 8
7	168	9	2	11	5.3	. 6
8	169	20	8	28	11.8	4.7
Sub-Total	883	88	29	117	9.7	3.3
Total Planni						
Area	1,726	163	52	215	9.4	4.7

^{*}DU's - Dwelling Units

^{*}Det. - Deteriorating

^{*}Dil. - Dilapidated

Source: Windshield survey by Division of Community Planning, April-June, 1967

"detectorated" and "dilapidetod" allestifunctions are referred to an "autotatorated". Dalkhourhood which have the highest percentages of substantial noneing are

to be discharged the state of the state of

To the Value of the property of the banks of the Table of

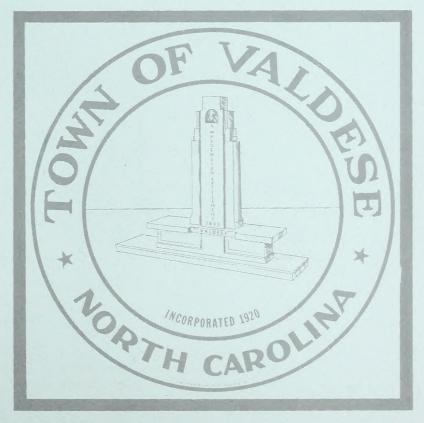
See Map 1, Candicion of December and Paper 1, Conductor of Housing United by Delay b

Paramonalization of the large and another the days were frequently and the large and large the large and l

DU's - Dwellin			

Source: Windshield sursey or Division of Communit

ECONOMIC AND SOCIAL CONDITIONS





PART II ECONOMIC AND SOCIAL CONDITIONS

Causes of blight in most cases can be traced to low or inadequate family income. Since this is true for all towns, this section of the study will concern itself with family income. A family whose income is less than \$3,000 would be hard-pressed to obtain sound housing in Valdese. Low income families usually cannot afford to buy a house, hence such families have to rent inadequate shelter. Dwellings in Valdese which rent for a gross rent of \$50 or less per month include defects in most cases. Owner-occupied dwellings in Valdese, which are valued at \$5,000 or under, are also generally defective.

Indicators of blighting conditions in Valdese are:

- -- low family income;
- -- renter-occupied housing;
- -- average monthly rent;
- -- value of owner-occupied dwelling units.

Blighting conditions resulting from social problems are another facet which must be considered in analyzing a community's total environment. Social conditions will be discussed in terms of the following:

- -- stillbirths and infant deaths;
- -- illegitimate births;
- -- venereal disease;
- -- tuberculosis;
- -- public welfare;
- -- major adult crimes against persons;
- -- major adult crimes against property.

DESTRUCTION OF THE STRUCTURE

Cayman of classes the court of the control of the c

NAME OF STREET OF STREET OF STREET OF STREET

icaseal yllmai wel --

on sood balquaco-sydney --

holyman in sulky -

was amplituded to the most gail ones nessioned galary in a constitute of the most of the m

refroiter als to ensar at

and and the second seco

The second second second

islialustados --

STATES SANDER -

STATES THE STATE OF THE STATE O

FAMILY INCOME

The Council of Economic Advisors to the President of the United States considers that families having a gross income of \$3,000 or less are living in poverty. The majority of the Valdese families in this income group live in Neighborhoods 1 and 4 in the town proper, and Neighborhood 5 in the fringe area. The majority of the families in Neighborhood 5 make over \$3,000 per year; however, the non-whites living in the extreme north-west corner of Berrytown for the most part make less than \$3,000 per year. (See 1967 Family Income by Block, Map 3). The neighborhoods mentioned contain more than half of the deteriorated and dilapidated housing in the Valdese Planning Area.

Three thousand dollars or less per year does not afford a family an adequate income on which to live, especially when they spend about 20 per cent of this income for shelter. In many cases the average income would be under \$3,000 if only the income of the head of the household were counted. However, in most Neighborhoods where family income is low, more than one person in the family is working to help supplement the income of the head of the household. The overall average family income for the entire planning area is \$3,852.

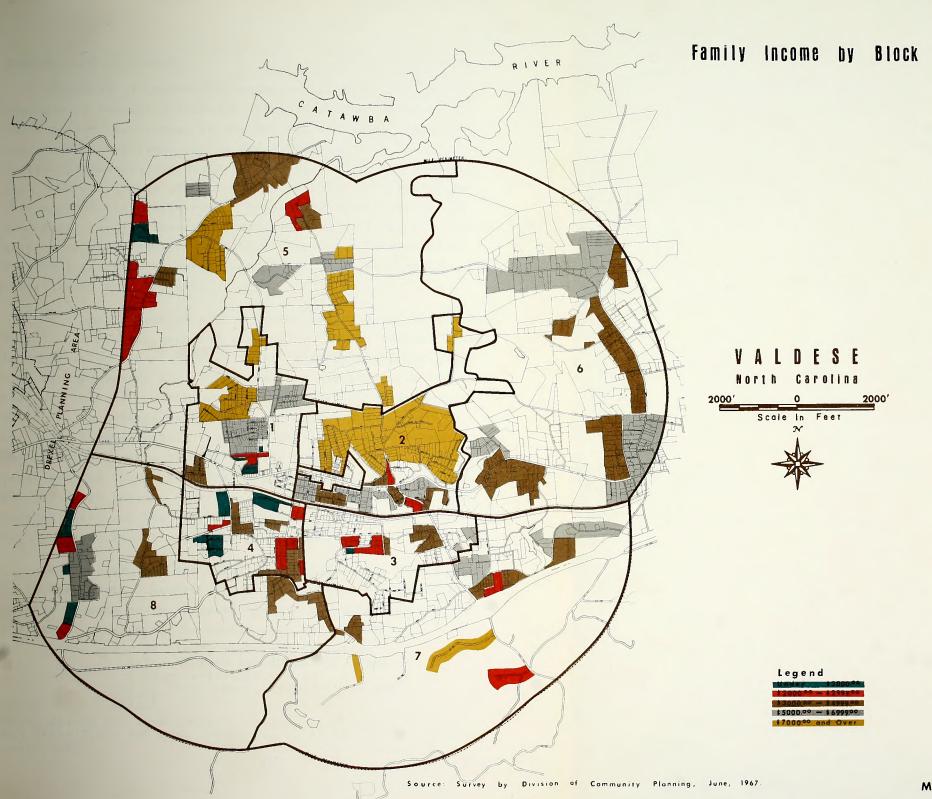
	VITH 1966 ANNUAL FAMILY INCOME
TABLE 3 OF LESS TH	HAN \$3,000
	Per Cent of Total
Neighborhood	Neighborhood Families
TOWN LIMITS AREA	
. 1.	57.1
2	33.3
3	33.3
4	35.3
FRINGE AREA	
5	44.4
6	16.7
7	-
8	
Source: "20% Sampling	g" of blighted housing survey.

Division of Community Planning, April-June, 1967

SMOOKE VIZMAY

The Council of Secondary to the Principle of the United States considers that samilian to the Majority of the Values Samilian to the Samilian to the Majority of the Values Samilian to the Samilian Samilian to the Samilian Sa

Three choused delines or tend per does not dileta at land per does not alleta a lamily no mosquera larges on which is live, reputibly when they apand shout in per cont at this success for late and the context of the context and the context and the context of the context and con





RENTER-OCCUPIED HOUSING

According to interviews conducted in June, 1967, by the Division of Community Planning, renter-occupied housing composed a large percentage of the housing surveyed. This was quite surprising since only a few multiple-family houses, garage apartments, and duplexes were spotted in the planning area. However, once the survey was underway it was evident that many of the single-family homes were being rented. In many cases renters lack the resources, the will and the equipment to maintain housing at a high standard. Consequently, a sizable percentage of renter-occupied housing is normally deteriorated or dilapidated.

In a recent housing survey conducted for local manufacturers, 663 people who commuted to work in Valdese desired housing in town — but rental housing is not readily available. The U.S. Housing Census for 1960 shows that approximately 34.2 per cent of the town's entire housing stock was renter—occupied. When this percentage is compared to renter—occupied housing for Urban North Carolina (44.9 per cent) it appears that Valdese has more home—owners than the State. However, the town has an acute housing shortage. This is why the town, in an attempt to alleviate the housing shortage, has made application for public housing funds and has encouraged private developers. (See Map 4, Renter—Occupied Housing by Block.)

The average rent for housing surveyed in the "20% sample" is \$30 per month. Another \$18.71 would cover utilities, bringing the average rental housing cost to approximately \$48.71 per month. This could be broken down as follows:

\$30.00 Rent, excluding utilities
2.56 Minimum for water and sewer*
6.15 Electricity
10.00 Heat (wood, coal, oil or gas)
\$48.71

*Just inside the town proper. Outside town, \$1.65 minimum for the first 3,000 gallons. Sewer charge is 55 per cent of the water bill.

RENTER -OCCUPTED HOUSENE

According to inparviews conducted in June, 1007, by the Division of Community Finnests, renter-occupied nepring composed a large percentage of the Louising surveyed. This was quite comprised attack only a law outsiple-Emmily bounces. Earnge apartments, and depictment wave express in the planeths area. However, the survey was underway it was evident that the many of the electric bounce were being record. In many cases requests take the constructor, the will and the aquintment to maintain boosing at a bigh standard. Howeverlanding at a bigh standard.

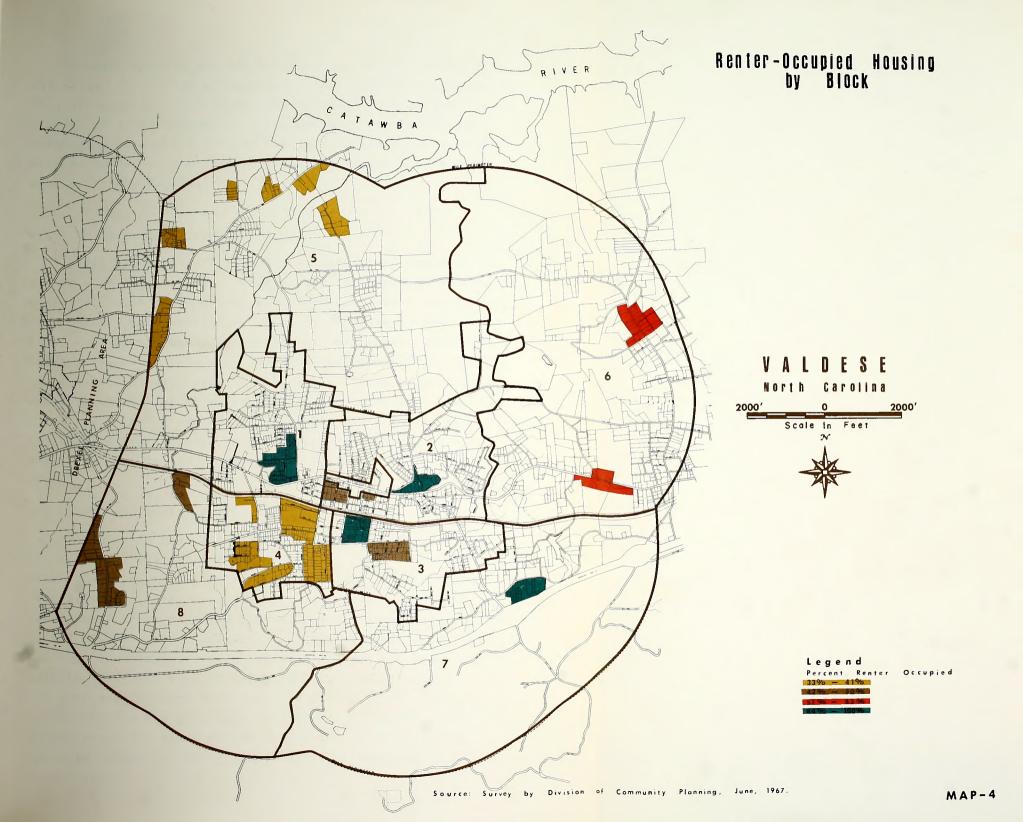
In a recept housing survey conducted to legar manufactures, bot people who commuted to work in Valdete dostrow howeing to count to variable. The U.S. Housing Consum for 1050 about that approximately 14.2 nor cant of the town of the to

The crease rent for housing surveyed to the "20% sample" to 530 per menth, Another 518.71 would serve unlitting, bringing the averege rental housing ones to approximately SAB.71
mer menth. This could be broken down as fallows:

\$30.00 Rant, excluding of Micles

1.56 Minimum for water and sewer*
6.15 Electricity
10.00 Hear (wood, cost, oil or gas)
148.71

*Just Inside the cown proper. Countde town, filed wintern tor the first 3,000 gallone. Sever theree is 55 per cent of the water bill.





Housing renting for \$50 or under per month (including utilities) is usually substandard. The majority of housing in this category is found in Neighborhoods 1 and 4 in the town proper and in Neighborhoods 5, 6, and 8 in the fringe area. Neighborhoods 1 and 4 are the two most blighted areas, with Neighborhoods 5 and 6 less blighted. (See Average Monthly Rent by Block, Map 5.)

VALUE OF OWNER-OCCUPIED HOUSING

Property values are directly related to the general condition of a neighborhood. This is why the presence of a large number of substandard houses will devaluate sound residential structures. Neighborhood 4, which is composed of the "Crow Hill" and "Frog Hollow" sections, has the largest amount of housing valued at less than \$5,000. Neighborhood 1, along Maple Road and Cedar Street, also has a goodly proportion of owner-occupied housing valued at less than \$5,000. Usually a house and lot valued at less than \$5,000 indicates either substandard construction or a very poor neighborhood; more than likely, this latter is true in Valdese.

STILLBIRTH AND INFANT DEATHS

Stillbirths and infant deaths include babies born dead and those who die under one year of age. Statistics were compiled from January, 1965, through January, 1967, from the records of the Burke County Health Department. For this two-year period there were two stillbirths and seven infant deaths in the planning area. Numerous environmental factors (housing, heating, clothing, and diet) as well as prenatal care can contribute to a high rate of infant deaths. Neighborhood 5 is the only neighborhood having more than one infant death. Neighborhood 3 has no stillbirths or infant deaths within its boundaries. The other neighborhoods had at least one stillbirth or one infant death, which could be expected in any community.

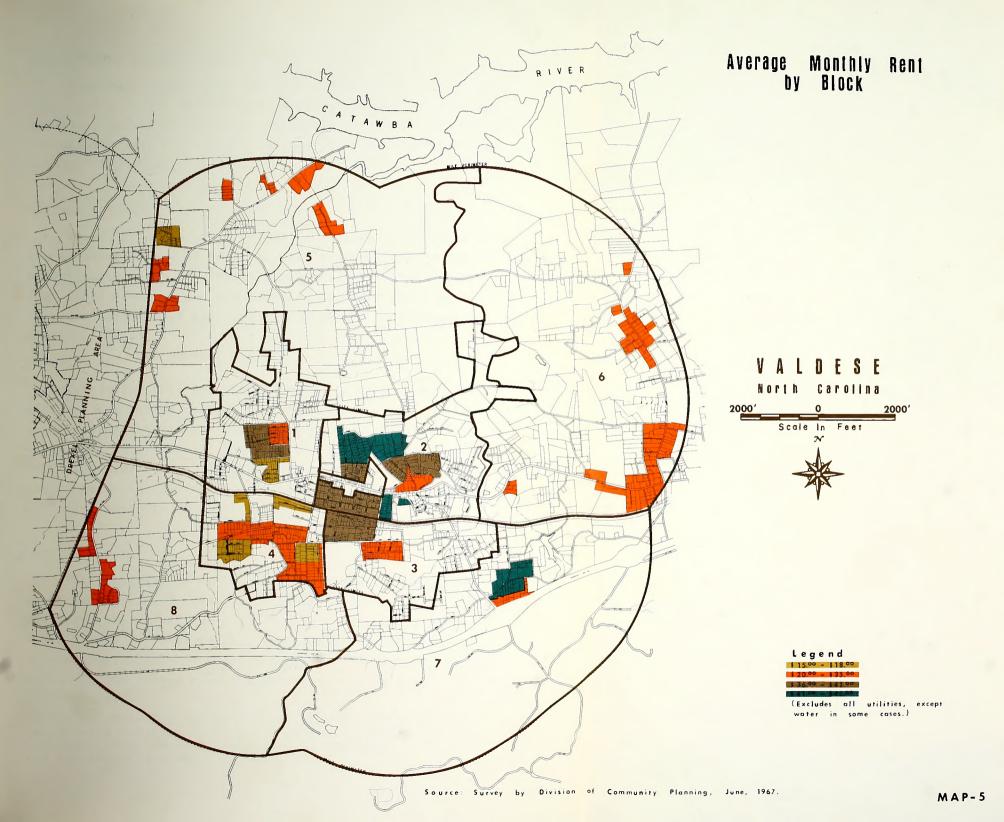
Animalary) dram ven among to der to destroy animal animalary of the statement of the statem

THE USE OF THE PROPERTY OF THE PROPERTY OF

The service of the service of the service related to the service related to the service of the s

SULTAIN TRANSPORT BOY STREET

The coly colors and lead of the colors of th





ILLEGITIMATE BIRTHS

Only one illegitimate birth was recorded in the planning area. This offers insufficient evidence to produce any conclusion. In all probability, illegitimate births took place in out-of-county hospitals or were delivered by midwives and were not reported.

VENEREAL DISEASE

Venereal diseases are strong indicators of blighted areas. The greatest number of venereal disease cases were found in Neighborhood 5 (in the fringe area) and Neighborhood 4 (in the town proper) -- 4 cases and 2 cases, respectively. Both neighborhoods have a high percentage of blighted conditions.

TUBERCULOSIS

Tuberculosis is associated generally with overcrowded conditions, low income, substandard housing, improper diet, excessive alcoholic consumptions, insufficient ventilation, and other poor environmental conditions. For a two-year period, only eight cases were reported in the planning area. Of these eight, seven were in one non-white family in Neighborhood 5. The other case was found in Neighborhood 2.

PUBLIC WELFARE*

The inability of adults to earn enough to adequately support themselves and their families is reflected by the number
of recipients of welfare aid. In the town proper, Neighborhoods
4 and 2 have the most welfare recipients (7 and 5, respectively).
However, Neighborhoods 1 and 3 have four welfare recipients
each. In the fringe area, Neighborhoods 6, 7, and 8 have eight
welfare cases.

*Includes (OAA) Old Age Assistance, (APTD) Aid to the Permanently and Totally Disabled, (AFDC) Aid to Families with Dependent Children, (MAA) Medical Assistance to the Aged, (N) Neglect Cases, and (J) Juvenile Cases.

CHIRLE WEARTY CORLLE

Only one illegicimate birth was rederled in the planning area. This offers insufficient evidence to produce thy conclusion. In all probability, literations births took pince in our-of-county buspitals or ware delivered by mideless and were not reported.

SHANELU JASPEKEV

The grantess named of the acceptance of head of the conduct of the

DEED TORSAUT

Tuberbules is secontared benefits with averageoused condistons, low income, substandard benefits, improper dies, wacessive elechoise consemptions, insufficient ventilation, and
other poor envisonmental conditions, its s the year period
only sight cases were reputted in the glamming crea. Of them
eighty caves were in one non-white insift to beighbeined it.
The other case was found in Heighberhard it.

PURTLE BELFARE

The indility of adults to make about the adouted by the sumber of recipients of sellents of and I have the most veiling series of and 2, respectively). However, Neighborhoods 1 and 3 have into sellent recipients each. In the fringe area, Saighborhoods 6, 7, and 6 have aight

*Includes (DAA) Did Age Aveistones, (AFTS) Aid to the Parmanatily and Totally Disabled, (AFDS) Aid to Families with Dupandant Children, (MAA) Medical Assistance to the Ased, (W) Augisti Dases; and (I) Juvenile Cases.

MAJOR ADULT CRIMES AGAINST PERSONS

Adult crimes committed against other adults consist of such crimes as assault, rape, or murder. The majority of adults convicted were guilty of minor cases of assault. However, in Neighborhood 1 there was an attempted rape and in Neighborhood 4 there were two murders. These crimes were committed in sections of the neighborhoods where the housing was very poor. These two neighborhoods are no doubt the most costly in terms of police supervision and protection.

MAJOR ADULT CRIMES AGAINST PROPERTY

Major adult crimes against property can be tied to the physical environment. Blighted neighborhoods, however, may not necessarily be the cause of crime — but crowded surroundings and poor physical conditions certainly contribute to their incidence. The majority of the residences of persons convicted of a major crime against property (robbery, burglary or larceny) are located in Neighborhood 1, Neighborhood 2 and the central business district. All other neighborhoods are free from major adult crimes against property.

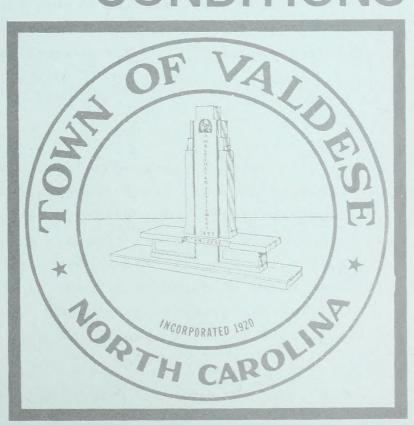
MAROE ROPEY DETHES MOAINET PERSONS

Adult crimes an assault, cape, or murder. The majorate of adults consists of adults crimes an assault, cape, or murder. The majorate of adults consisted adults of adults consisted and anticipation of the consistence of assault. See a superficience of a consistence of a consistence of a consistence of the consistence

MAJOR ABULT CHIMES LOADING PROPERTY

Major adult erions against property win he history out physical anvironment. Milested selected antichering and past physical conditions into a bot provided serviced tings and past physical conditions interested contribute collises includence. The majority of the includences of percess convicted of a major criws against aconstry trabhers, busyless on larrary business district. All other neighborhood I was in the Central business district. All other neighborhood are the from major adult crimes against property.

ENVIRONMENTAL CONDITIONS





PART III

ENVIRONMENTAL CONDITIONS

Environmental conditions play an important part in shaping the overall character of a neighborhood. For instance, the lack of adequate plumbing facilities, overcrowded living conditions and small lots can lead to a greater incidence of disease in a neighborhood. Mixed land uses and heavy traffic volumes which add excessive amounts of noise, odors and vibrations tend to bring about blight by decreasing the value of the property in that area. Unpaved and narrow streets are a hazard to the pedestrian and to the motorist. The distribution of major fires often reflects blighted conditions. These environmental factors will be discussed.

PLUMBING DEFICIENCIES*

According to the 1960 Housing Census, 17.5 per cent of Valdese's dwelling units lack some or all plumbing facilities. Most people feel that inside plumbing is a necessity for adequate living; however, this necessity is denied to many citizens inside the town as well as those in the fringe areas. This means that many persons must share a bathroom in other dwelling units or have none at all. The lack of privacy and health problems presented by a lack of adequate plumbing contributes greatly to blight.

^{*}Dwelling units lacking hot running water, flush toilet, bathtub or shower and indoor plumbing.

THE THIRD

THE RESIDENCE OF STREET

che overell entracted of a collection, for learness the contract of the contra

BESTERREST DESCRIPTION OF THE PROPERTY OF THE

According to the sound of the sound sound of the sound of

[&]quot;Duckling units lacking not roundpy water lines to fine;

Most of the neighborhoods inside the town have adequate plumbing facilities. However, in a few isolated cases, such as on Spring, Cline, Massey, Pine Burr, and Woodland Avenues, indoor plumbing is lacking in one or two categories. For instance, some houses along Spring Avenue lack either hot running water, baths or showers. This is also true for other avenues mentioned in Neighborhood 4. Many dwellings on Cline and Woodland Avenues lack a flush toilet. In the fringe area, the lack of plumbing is a major problem in Neighborhood 5 (particularly Berrytown), 6 and 8. (See Housing with Inadequate Plumbing by Block, Map 6, and Table 4.)

	PER CENT OF DWELLING UNITS WITH
TABLE 4	INADEQUATE PLUMBING
	Per Cent of Neighborhood
Neighborhood	Dwelling Units
TOWN LIMITS AREA	
1	33.3
2	10.0
3	<u>-</u>
4	50.8
FRINGE AREA	
5	54.5
6	66.6
7	tes
8	75.0
Source: "20% Samp	ling" of blighted housing survey,

OVERCROWDING WITHIN DWELLING UNITS

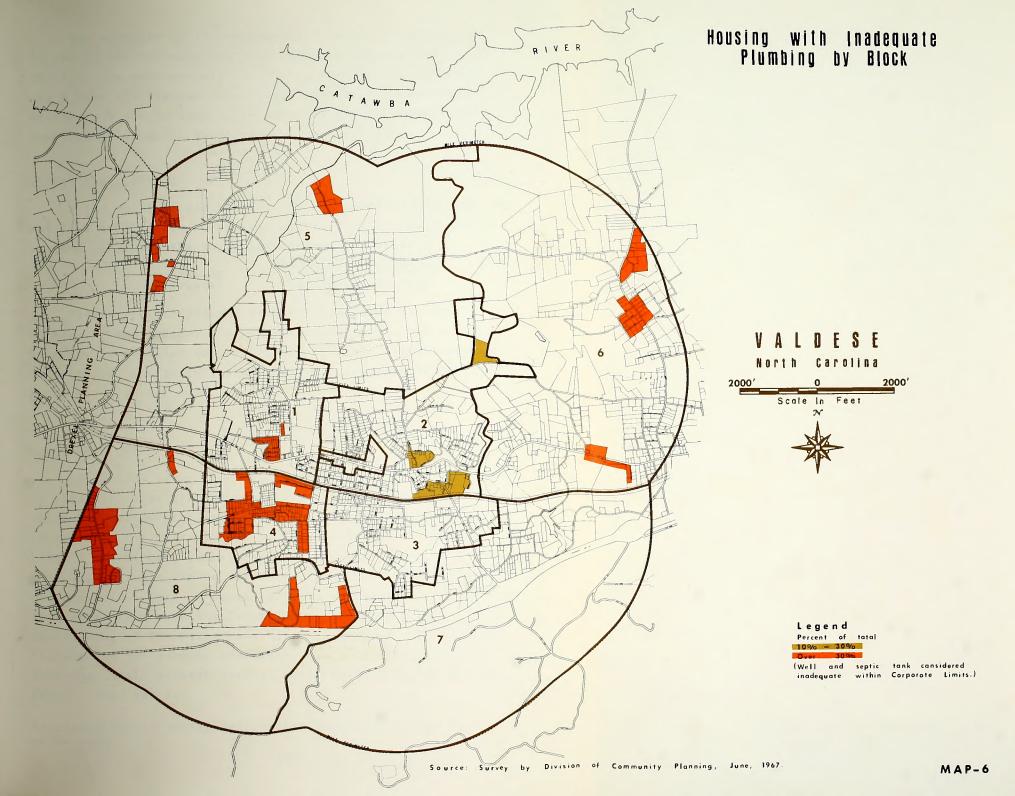
One of the biggest problems in blighted housing is that of too many people living together under one roof. For instance, more than one person per habitable room (bedroom, living room, dining room, den, kitchen, etc.,) is considered overcrowding. Overcrowded conditions create many problems and diseases as well as the loss of privacy and the frustrations which an individual or family may have to endure.

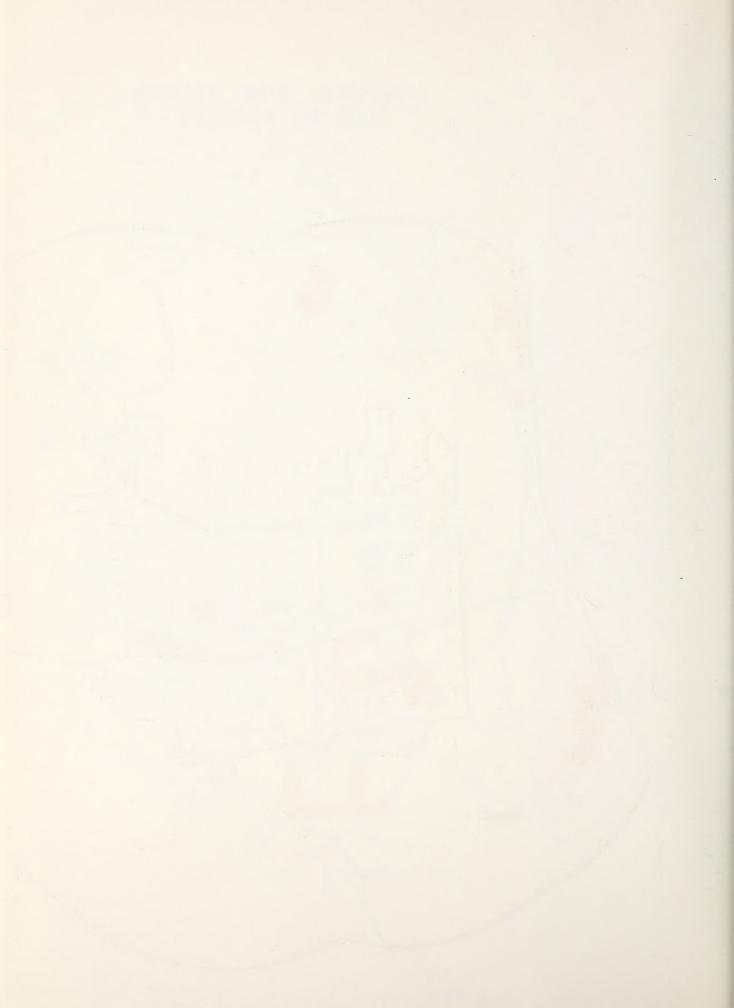
Division of Community Planning, April-June, 1967

Most of the matchesthoods that do the town have adaptated plumbing restlicion. However, in a few inclosed tenes, tash as on Spring, Cline, Massay, Fine Rost, and Facalent Avenues, to-door plumbing is included in one or two presentions. For indiction, some houses alone Spring Avenue lack esther het such included bathe or showers. This is also true for other avenues meriloded in Malphorhood A. deay desilians an Ciles and Contain Avenue lock a flush colies. In the Science area, the lack or planking is a major problem in het photocome i (particularly deryloke). The dand S. (See Noverng with Inskequere Plumbing by Linck: May 4, and Table A.)

DATES DESTROYED REVERS 241 MINGSPERS

one of the biggest problems in historial bundless in historial bundless in halance of too meny people living together under the feedback for halance done then one perform per labitiable room (hardware described and historial exemptions are distributed and blacked and blacked and blacked as in his frantractions which is in the five transmitted and in it.





The majority of the overcrowding in the planning area (based on the 20% sampling") is found in Neighborhood 1, 2, and 4 in the town proper. In the fringe area Neighborhood 7 and 8 have the highest percentage. Generally, overcrowded conditions are due to very large families or two or more families doubling up in small dwellings. (See Map 7.)

INADEQUATE LOT SIZE

A lot which is too small can cause numerous problems that may lead to blight. Recognized authorities in the field of housing recommend the following minimum lot sizes:

One-Family
Two-Family

Average per Family*
6,000 square feet
4,000 square feet

Proper lotting affords neighborhoods adequate street rights-of-way, privacy, safety from fire, panic and other dangers, in addition to providing a healthful environment. The majority of inadequately-sized lots are found in Neighborhood 1 and 4. (See Map 8.)

MIXED LAND USE

Mixed land usage has a tendency to lower property values. It also increases traffic volumes and parking problems. Non-conforming commercial and industrial uses in residential areas cannot help but destroy residential amenities. Neighborhoods land 2 in the town proper have the most instances of mixed land uses, mainly due to the heavy concentration of commercial and industrial uses in these two neighborhoods. In the fringe area mixed land uses are found in Neighborhood 6 and 7. Here again, most of the mixed land uses are located along the major highway and are service-type uses, i.e., gasoline service stations, small grocery stores, small textile mills, and so forth. (See Map 9.)

^{*}American Public Health Association Committee on the Hygiene of Housing

The majority of the overtrouding to the phonoing orea (based on the 20% sampling") to found in asterbookings in a sampling and 4 to the town proper. It the fringe sees setablished and 8 have the highest percentage. Sentially, ownroweeld from dictions are doe to very terms families or owner and fortities doubling up to small dwellinger fine 100 or any large families.

MERS TO Z STAUGHGART

A lot which is too anali con dauge apparent to the feels of housing recommend the telephone in the state of housing matches the telephone in the state of housing recommend the telephone has been dealer to the telephone in the t

Proper locating affords asigns should adopt the street and aline dangers, to addition to providing a hostitizal anticompact. The majority of insdequentally-street lunc are found in Sqiethermond in Sqiethermond in Sqiethermond.

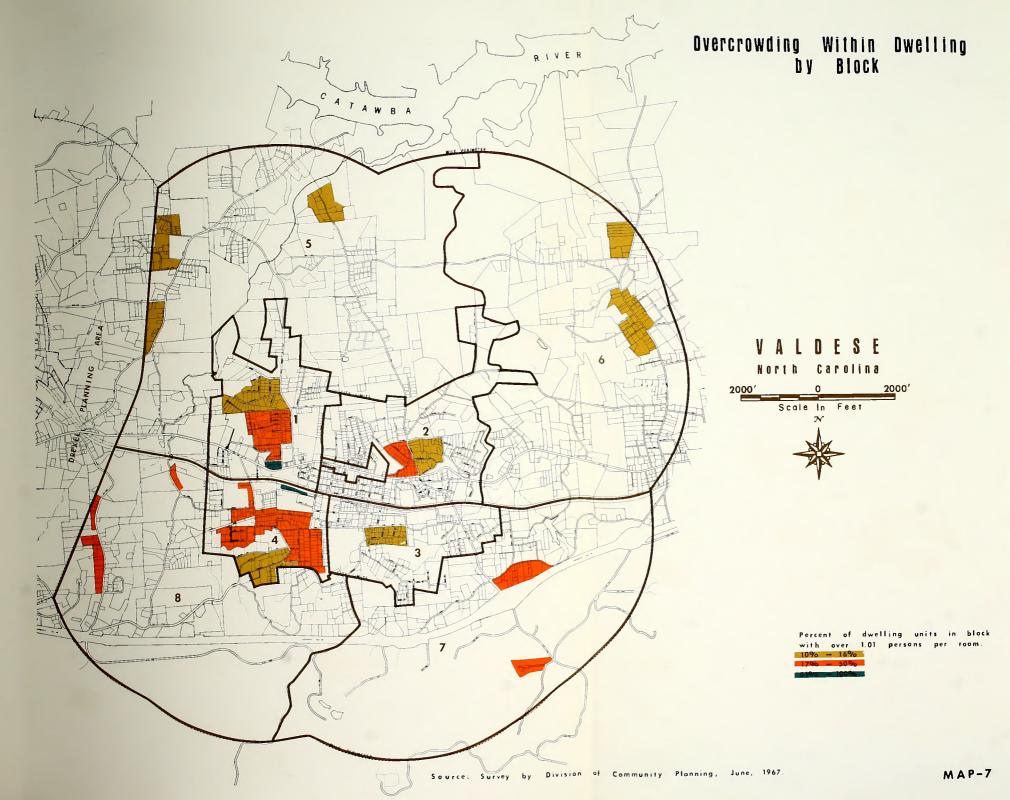
MINED LAND USKIM

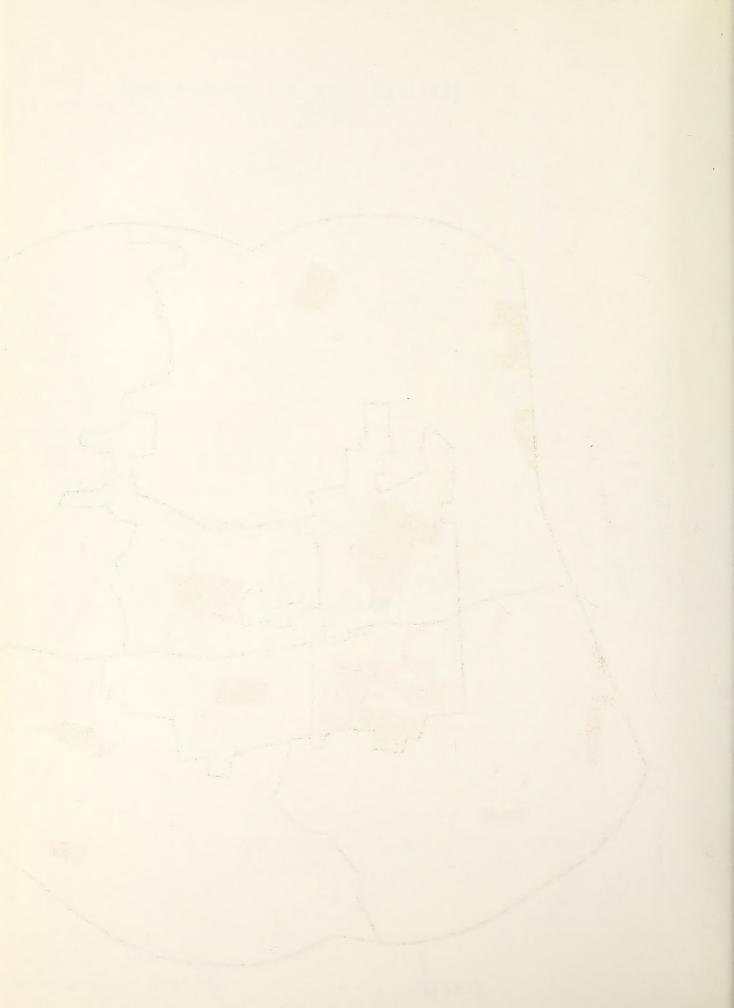
Mixed land usuge has a candancy to touse property values.

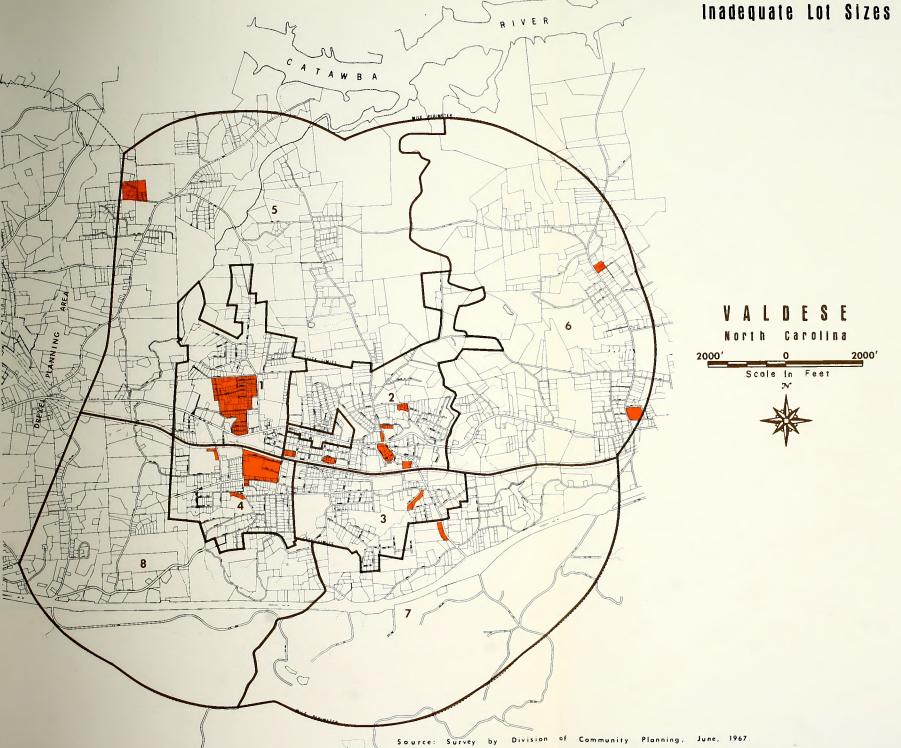
It also introduce traffic values and pecking problems. Nonconforming committed and industrial uses in realisable areas
connot help but descript realisable samplified. Markhardoons

I and I in the tous proper have the most instances of olsed
tend uses, mainly due to the heavy concentration of commercial
and industrial uses in the servy concentration of constitution
are wixed land wass are found in Reighborhoods. In the form
again, most of the mixed land uses are lumined of and 7, Norm
again, most of the mixed land uses are lumined of and 7, Norm
again, most of the mixed land uses are lumined of and 7, Norm
arations, small grocery stores, awall tearlies mills, and so
forth, (See Map 9.)

*American Public Health Association Committee on the Hypichy

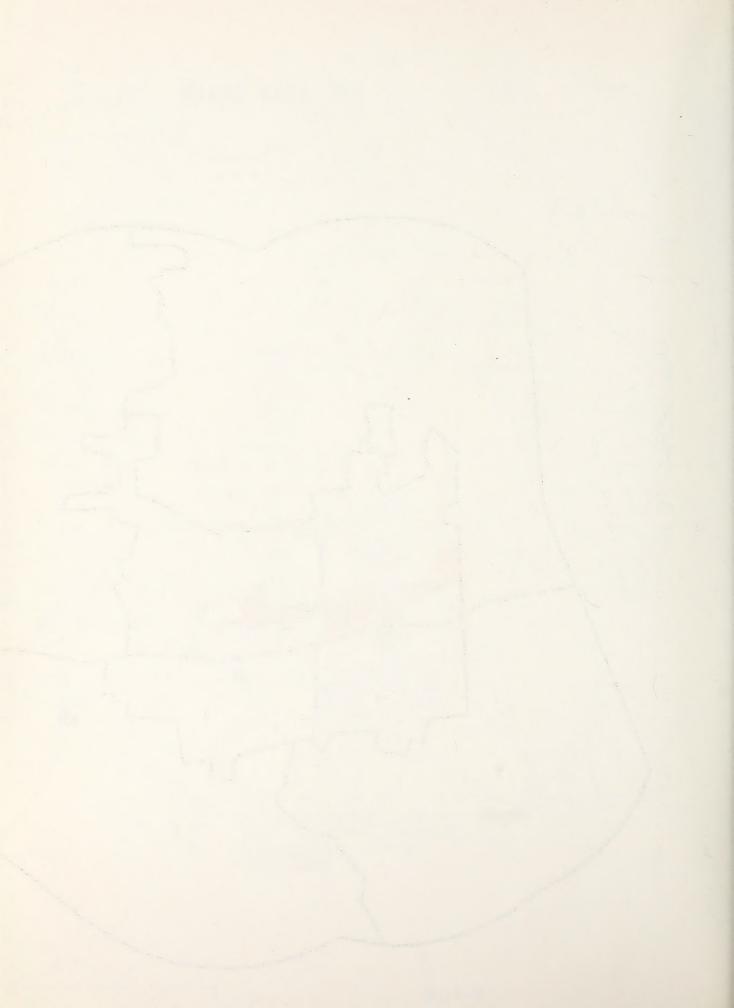








Mixed Land Use RIVER North Carolina 2000' 2000′ Scale in Feet Percent of residential zoned blocks devoted to commercial and industrial. Source: Survey by Division of Community Planning, June, 1967. MAP-9



MAJOR AND MINOR FIRES

Fires, as defined for this study, will consist of minor fires, rated from \$20 to \$100, and major fires, rated from \$100 to \$7,000 of loss. Fire data was compiled for a two-year period (January, 1964 to January, 1966). Between these dates there were 114 fires in the Valdese Planning Area. Automobile, dwelling, wood and electrical fires were the most numerous. Of the 18 dwelling fires, three were total losses, amounting to over \$20,000 and equalling 88.5 per cent of the total fire damage in the planning area.

Fires, of course, can and do strike in the best of neigh-borhoods; however, poor electrical wiring and inadequate heating equipment usually cause more fires to occur in blighted areas. This is shown by the large number of fires in Neighborhoods 1 and 4 in town and Neighborhood 8 in the fringe area. (See Table 5.)

TABLE 5	MAJOR	AND N	INOR F	IRES,	1964-1	966	
Туре		-	er and				Per Cent of
of Fire		1964	1965	1966	Total	Damage	Total
Automobile		6	13	9	\$	50.00	. 2
Grass or wood		6	11	9			
Electrical		3	2	5		120.00	. 5
Trash		3	2	3			
Fire place		5		2		50.00	. 2
Furnace		2				20.00	. 1
Dwelling		5	7	6	20,	331.66	88.5
Industrial			5	3	1,	800.00	7.8
School				3			
Commercial				3		600.00	2.6
Lawn mower			9 0	1		20.00	.1
Total		30	40	44	\$ 22,	991.66	100.0

Source: Records of the Valdese Fire Department, January 1964-1966

UNPAVED AND NARROW STREETS

Streets which are unpaved tend to encourage blighting conditions mainly through excessive dust or mud. Home-owners living on such streets often lose pride in keeping their homes painted and clean. Consequently, blight may creep into a neighborhood which has unpaved streets. Pedestrian and vehicle accidents are more likely to occur on such streets. Excessive noise and wear on automobiles are disadvantages to residents who live along unpaved streets.

Narrow streets are defined as those with a right-of-way of under 30 feet. The Valdese Planning Area seems to have a goodly share of narrow and unpaved streets. For instance, the town proper has 4.0 miles of unpaved streets and 13.0 miles of narrow streets. Neighborhoods 2, 3, and 4 seem to have the largest number of each, whereas in the fringe area, Neighborhood 5, 6, and 7 have the highest mileage of both. (See Table 6 and Map 10.)

TABLE 6	UNPAVED AI	ID NARROW	STREETS	
	Uı	_	reets Na	rrow Streets
Neighborhood		Miles		Miles
TOWN LIMITS AREA				
1 2		. 8		1.8
		. 4		2.3
3		1.6		3.7
4		1.2		4.4
CBD		100		. 8
Sub-Total		4.0		13.0
FRINGE AREA				
5		2.7		5.7
6		2.2		5.4
7		1.7		2.2
8		1.2		1.7
Sub-Total		7.8		15.0
Total Planning Are		11.8		28.0
Source: Survey by	Division o	f Communi	ty Plann	ing,

STIKETS WORDAR THA GEVASHO

Streets which are unpayed tend to ancourage utilities, conditions mainly through excessive dust or much Secu-cancer Mintels on each extract often loss pride in heaping their houses painted and close. Consequently, clight out crack total and relief housested which has unpayed attracts. Descential and vehicle accidents are one without on authorized to register. Excessive notes and west on sutomobiles are dissuvertaged to registers.

Nation attends of the control of the

UNPAVED STREETS & AVERAGE DAILY TRAFFIC VOLUME

TRAFFIC VOLUME SOURCE; BY N.C. HIGHWAY COMMISSION 1966

VALDESE North Carolina



Legend
—— Unpaved Streets
—— Narrow Streets
—— Narrow and Unpaved



HEAVY TRAFFIC VOLUMES

Map 10, 1965 Annual Average Daily 24-Hour Traffic Volumes on hardsurfaced roads, shows that Main Street (U.S. 64 and 70), North Church Street (SR 1338), South Praley Street and Carolina Street are the primary streets which carry the heaviest traffic volumes in the planning area. These streets have a combined total of 20,860 vehicles passing over them; however, Main Street is the heaviest travelled. Heavy traffic volumes along residential streets usually tend to bring about lower property values, increased noise, fumes, litter and safety hazards. These characteristics in turn encourage blight in neighborhoods. All neighborhoods are affected in one way or another; however, deeper setbacks and the planting of trees and shrubs to act as buffers would greatly improve some of the existing conditions.

SCHOOL AND RECREATION AREAS

There are four schools — three elementary and one high school — in the planning area. Two of the schools are outside the town. East Drexel School is being used as a special facility where the mentally retarded are taught. This school is in the Drexel School District; however, it is in Valdese's one—mile perimeter area. The Rutherford College Elementary School is located on the northeast side of the one-mile perimeter area.

There is one elementary school and one high school in the town proper -- all located on the north side of town in Neighborhood 1. Actually, the schools in this neighborhood serve the entire town; however, Neighborhood 3 and parts of Neighborhoods 2 and 4 are more than one-half mile walking distance from the two schools. The Valdese school system is part of the Lovelady Township School System. Only the Francis Garrou High School is used by pupils who live outside the town limits.

EMMULION DISTANT YVARH

Hap 10, 1965 Annual Average Daily Raleout Traffic Velumes on hardenfraced roads, above that Street (N. S. on and 10), North Church derest (SH 1350), Souch Prairy Street and Chroliffs Street are the primary streets which compy the herman traffic volumes in the planning area. These streets have a combined total of 10,850 vehicles passing over them, however, Hule Street is the bestige travelled. Shary traffic verimes along residential attents usually tend to oring about lower property values, increased coles, fames. Items and asisty famesame. These characteristics in turn encourage of interests to reighted the samples of all originations and characteristics in turn encourage of the samplest asserted as all originals and characteristics to the samplest or act as duriest scheets and characteristics and characteristics of trave and absolute to act as duriest scheets and characteristics and character

SCHOOL AND BRUNSATION ASSESS

There are four schools -- three dismonsery and one high schools -- in the planning area. Two of the definable are succeeded the cown. Kent Drewel School is being nuch on a special California town contains the same of the school is the Drewel School is the Drewel School bishericty bowerer, it is in Veldesche aneather parimeter area. The hutburderd College Theoretist's oneather parimeter area. The hutburderd College Theoretist's School is in totached on the northeast aids of the one-mile parimeter

There is one simmution some in one high arbor in the country of th

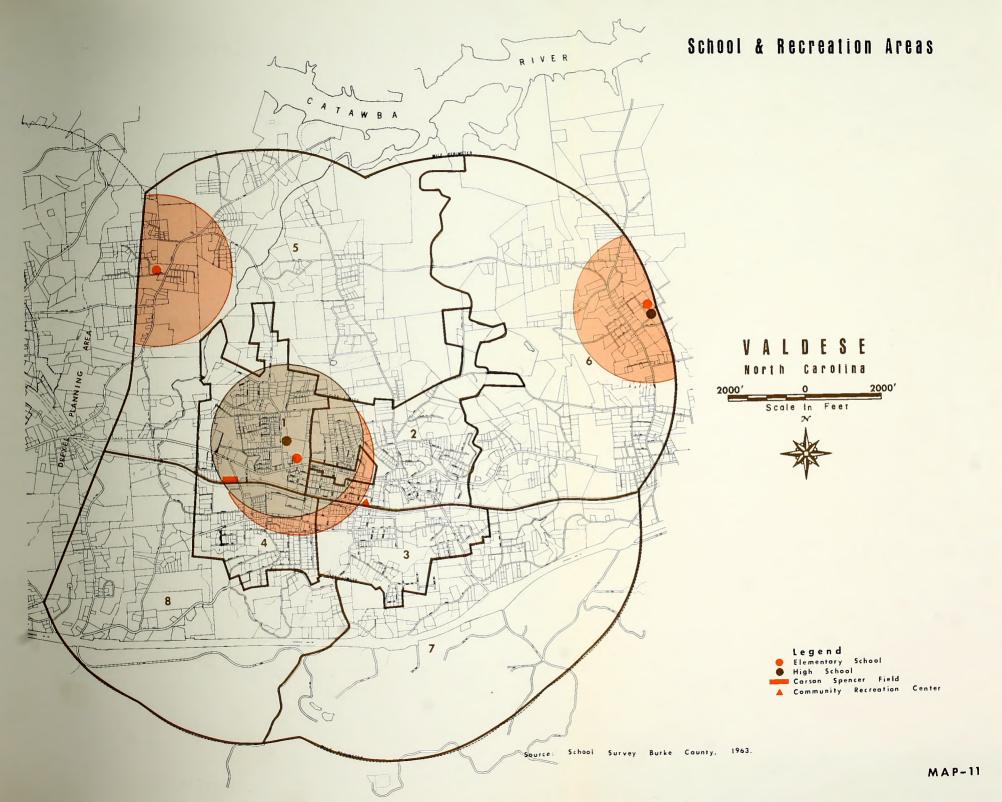
Recreation Areas

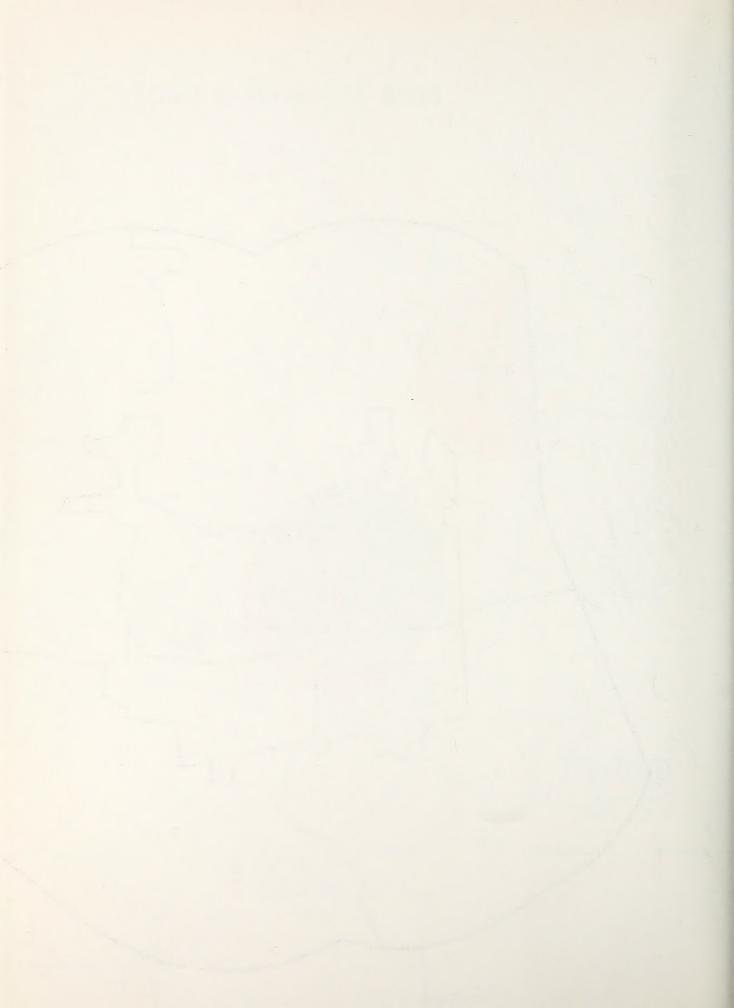
Valdese has no organized recreation commission or department to supervise recreational activities. However, the town does have plans for such an organization in the future. Recreation consists of a community center which serves the whole town. This center offers swimming, bowling, tennis and other indoor activities. Located in Neighborhood 1 just off the Southern Railroad right-of-way, the Corson Spencer Field is used mainly as a ball park. This field is maintained by Alba-Waldensian Hosiery Mill. Future plans call for an amphitheater to be built near the site of the elementary school. Considering the overall population and the number of neighborhoods, the town lacks adequate recreation facilities for its citizens. However, the community center and school grounds give some relief. (See Map 11.)

Regreation Argas

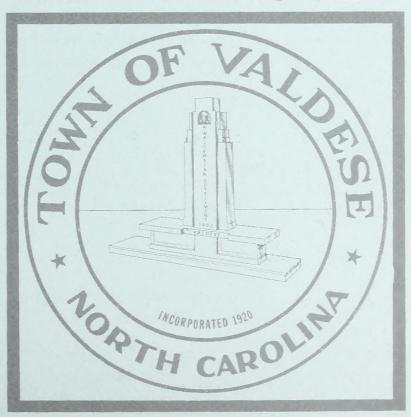
Valdess bus on organized recreation commission of depart
ment to supervise recreational attivities. Nerver, the coundoes have plans for such an organization in the labure. Recreation consists of a community quarter which serves the shall know.

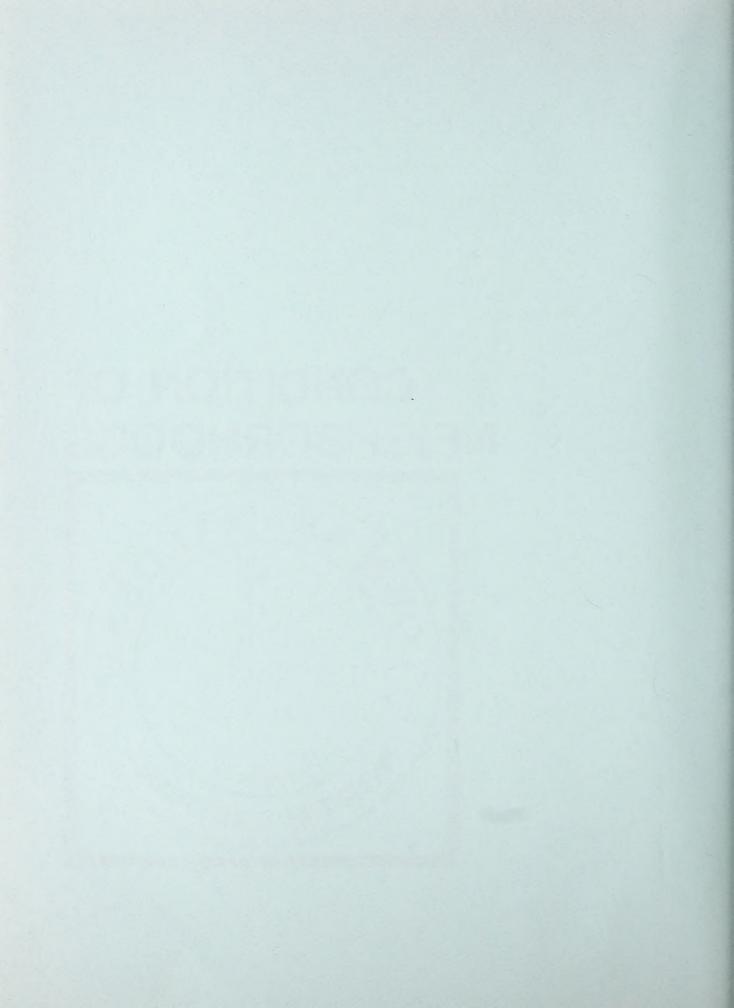
This renter offers swimming, bowling, tennis and stain inform
activities. Goosted in Seighborhoud I last oll the Sunthern
Raliford right-of-var, the Corson Species field is wash mainly
as a lail park, This field is beforehand by Alba-Waldeholm
Hesters Mill. Forms plans call for an emphichasis to be
overell pepulation and the cumber of anishborhouder the countries and
the community capter and the cumber of anishborhouder. These
the community capter and actori grounds give sums relief. They
Map lit.)





CONDITION OF NEIGHBORHOODS





PART IV CONDITION OF NEIGHBORHOODS

TOWN LIMITS AREAS

Existing Land Use and Housing Conditions

Neighborhood 1

Neighborhood 1 is rectangular in shape and follows the general lines of Political Ward 5 in the northwestern section of the town. It is bounded on the west and north by the corporate limits, on the east by North Praley Street and a property line, and on the south by the Southern Railroad tracks. The major thoroughfares are U.S. 64 and 70 running east to west, and North Church Street extension (SR 1538) running north and south.

Existing Land Use

Land Use - Neighborhood 1	Acres	Per Cent Developed Land	Percentage of Total Area
Residential	108.3	42.9	25.7
Public-Semi-Public	46.0	18.2	10.9
Commercial	6.6	2.6	1.6
Industrial	42.1	16.7	9.9
Transportation	49.6	19.6	11.8
Vacant	169.5	a	40.1
Total	422.1	100.0	100.0

This is the most developed area in residential and industrial land uses. The housing numbers 243 dwelling units with a small share of substandard units -- 27 deteriorating and 3 dilapidated. The deteriorating housing for the most part is clustered within a five-block area, mainly on Maple and Cedar Avenues, Sillwell Street and Griffin Lane. The general

CONTINUE OF MAININGS OF THE

TOWN STEWARDS AND T

Prediction of the sand housely Copilificate

I becamendated.

And seed to be appeared to the section of the secti

This is the mass developed one in residential and thouse sain is and the serial land uses. The housing numbers 2A3 weeling units vich a small share of substandard units -- 27 detertorsking and 2 dilaptioned. The detertorsking housing for the most part is alterned within a five-older tree, mainly on Hepth and Cedar Avenues. Fillwell Street and Cetting Less. The general

character of the neighborhood is residential; however, along U.S. 64 and 70 the pattern is industrial with some commercial.

The 1966 income level of families surveyed averaged between \$5,000 and \$6,000. Along Maple Avenue, Cedar Avenue, and Griffin Lane, the 1966 average family income was less than \$4,000. The majority of the dwelling units are owner-occupied and are in good condition.

Community Facilities

The Valdese Elementary School and the Francis Garrou High School are located on North Church Street and Connelly Street, respectively. The elementary school has a design capacity of 800 students and is located on a 10 acre site. The Francis Garrou High School is located adjacent to the elementary school and has a design capacity of 400 students. It occupies an 18 acre site.

The Corson Spencer Field is a privately-owned park open to the public. The facility occupies a site of about two acres on Hoyle Street north of the Southern Railroad right-of-way.

Utilities

Water and sewerage facilities are available and adequate. Sewer lines stop at the corporate limits, but a 16 inch water line extends down North Church Street to the water treatment plant located on the Catawba River. This line has the capacity to serve future development.

Population Characteristics

Approximately 771 people live in the neighborhood (14 per cent of the total population of the planning area).

character of the neighborhood is remidential; however, along U.S. 64 and 70 the parcers is industrial with such comportion.

The 1946 tracome level be level be surreyed averaged between \$5,000 and \$6,000 and \$6,000 and \$6,000 and \$6,000 and bear trace that the same trace trace that the same trace tra

Commontal Pacification

The Valdage Ilementary School and the present district Street and Contelly Street, School are located on Waste Causes, Street and Contelly Street, caspectively. The alementary school has a design capacity of Carten High School is located adjacent to the elementary school and has a design capacity of 800 students. It occupies an 18 acres attention and 18 acres at 18 accupies an 18 acres attention.

The Corson Spancer Flaid to a privately-ewood park open to the public. The facility occupies a site of about two acres on Yester parts of the Southern Saltron right-of-way.

a statite!

Sever times and severage facilitates are available and adequate Sever times and at the value of time antends down North Daurob Struct to the value treatment plant located on the Catebra Miver. This lies has the tageouty to serve future development.

Tagularian Characteristics

and by parameters are all along the finance of the back of the bac

Environmental and Economic Factors that Contribute to Blight

- 1) There are 27 deteriorating and 3 dilapidated dwelling units.
- 2) There are .8 miles of unpaved streets.
- 3) There are two major thoroughfares (U.S. 64 and 70) and one minor thoroughfare (N.C. 1538, better known as North Church Street) which carry heavy traffic volumes through the neighborhood.
- 4) Mixed land uses along both sides of U.S. 64 and 70 are present.
- 5) A large proportion of substandard housing is renter-occupied and the majority of these houses are on small lots.
- 6) A majority of the substandard dwelling units have more than 1.1 persons per room.
- 7) Thirty per cent of the housing has inadequate plumbing facilities.
- 8) Most of the housing is valued at between \$5,000 and \$9,000.
- 9) The average income for many of the families is under \$3,000, and monthly rent averages from \$15 to \$18.

Overall Neighborhood Rank

Rank Number: 3 (Neighborhoods are ranked from 1 to 8 with 1 as the worst and 8 as the best.)

Recommendations for Physical Improvements

Major conservation is recommended for the entire area -- and in particular that section of substandard housing on Maple and Cedar Avenues where rehabilitation is needed.

New construction should be closely supervised to assure minimum design standards -- especially front, side and rear yard setbacks as well as proper grading and width of streets.

Land that is subject to flooding along Galliard Creek should not be platted for urban development. (The existing subdivision Regulations should prevent such from occurring.)

Elimination of double-frontage lots such as those on Becker and Vinay Streets.

Environmental and Reprosit Pactors

- and the are 27 decembers and 3 dilapideced dye are area.
 - Increase beinging to seller to ave each! (I
- There are two mujor thoroughteres (U.S. 66 and 70) and one since thores thores thores thores thores thores thores thores there there is seen as the control of the control
 - 4) Mixed Land uses along hour sades of D. S. Se and Tone of
- barqueso-respect of settened bushessades to selected again A C
- cols oran avant anima and lieus orangedus and la varrotem A (8
 - Thirty ner cant of the bountar on instrumes plumbing
- Lood, or one DDO, Co assessed as bowler at anlawed and to real (8
- The average insume for many of the families is noder \$1,000, And manifely rear averages from the co side.

Nosk bestroidplatt Lieravo

Not I and bouled are choosendalan)

Recommendations for Thysical Improvements

No particular that section of substandard for the estimated and the particular of substandard for the section of the section o

bras nest has able these visits as a property of bloods delications well bras nest has able these visits as a second

Elimination of monbla-francisco tela comb na shose on backer and Viney Surgetts.

Major and minor thoroughfares which carry heavy traffic volumes should be upgraded. Unpaved streets should be paved to lessen dust, noise and mud.

Sidewalks are needed along North Church Street -- especially in the areas leading to the Valdese Elementary and High Schools.

There are several examples of industrial and commercial encroachments in this neighborhood — notably the areas abutting the school grounds. The large lumber yard and the compact grocery store with other retail and wholesale uses along Connelly Street detract from the amenities of the school. Therefore, it is recommended that where a large commercial use abuts residential or institutional areas an adequate buffer be provided. Such buffer should consist of plant materials such as bamboo or wax leaf ligustrum or an attractive fence.

Night lighting is needed for the Corson Spencer Field as well as additional bleacher seats.

General cleaning, fixing and landscaping of many residences in the neighborhood would do much toward improving visual qualities (especially along U.S. 64 and 70).

Major and minor choreughteres which carry heavy traffic volumes should be upgraded. Unpeyed atreets phould be payed to lessen duet; columnand and mud.

Sidowalks ore manded along Worth Shreet -- Departally in the School of the Soldware blancatury and Mark valuels.

There are meveral examples of industrial and commercial and crossments in this neighborhood — notably the uses abutiled the school grounds. The longs lumber youd and the campact property store with ather retail and uncleased uses along the school. Instituted the school. Institutional stars a large commercial use abute western that the chart where a large commercial use abute western butter he provided: Much butter should someter of plant defectals such as tembor or was last liguetrum or an attractive fears.

Wight lighting is needed for the Covern Spancor Field as

Consist clearing, that an and landscaping of ours readdened in the class value of the control of

Neighborhood 2

Neighborhood 2 is a composite of Political Wards 1 and 2. It is bounded on the north and east by the corporate limits, on the south by the Southern Railroad tracks, on the west by North Praley Street and a property line. The major thoroughfares are Connelly Street (U.S. 64 and 70), Laurel Street (SR 1545), and Eldred Street (N.C. 350). U.S. 64 and 70 runs east to west, and Laurel and Eldred Streets run from north to south.

Existing Land Use

Land Use - Neighborhood 2	Acres	Per Cent Developed Land	Percentage of Total Area
Residential	160.5	53.6	32.3
Public-Semi-Public	15.9	5.3	3.1
Commercial	3.6	1.2	. 7
Industrial	38.2	12.8	7.8
Transportation	81.3	27.1	16.3
Vacant	198.6	sees.	39.9
Total	498.1	100.0	100.0

This neighborhood has larger amounts of residential and semi-public acreage than any other neighborhood in the town proper. The housing numbers 246 units, with 10 deteriorating and 2 dilapidated units. The deteriorating units, for the most part, are scattered except for a cluster along Eldred Street facing the hosiery mill. The two dilapidated units are on Cornville Avenue.

The general character of the neighborhood is residential, but along U.S. 64 and 70 the section is commercial in use. The 1966 income level of families surveyed in this neighborhood was over \$7,000, although along Eldred and Tarvia Streets and Corn-ville Avenue, 1966 family income was less than \$5,000. The majority of the housing is quite good and well-kept.

Netchborhood 2

Neighborhood Z is a composite of Political Verde 1 and 2.

It to bounded on the north and same by the corporate limits, and
the nough by the Southern England tracks, on the ment by Varia

Praisy Street and a property line, The major thereoralizes are
Connelly Street (U.S. th and 70), lacual draws (EV 1545), and
Eldred Street (U.S. 330), U.S. 54 and 70 rans shat to peak, and
Laurel and Eldred Streets our from merch as wouth.

Extending Land dan

This respect the any other respective the team and and property The locating numbers like units, with 10 denselepting and 2 diaptdated units. The detections the detections location in the second second second location and 2 diaptdated except for a discuss along library acres for a discuss along library are desired except for a discuss along library are in the two diaptdated units are in

The general character of the neighborhood is rouseld.

But plong U.S. ha and 70 the acction is decemped an acction but plong U.S. ha and 70 the acceptance of the chies acceptance of the character of the character of the character of the housing there was into them \$5.000. The majority of the housing is cutte took and velickent.

Community Facilities

The Valdese Elementary School and the Francis Garrou High School serve the neighborhood. There are no parks; however, a community recreation center located on Massel Street offers indoor and outdoor activities.

Utilities

Adequate water and sewerage facilities are available. A
20 inch water line extends down North Laurel Street to the water
treatment plant. A 6 inch water line extends down Gardiol Street
past Micol Creek and ties into the Rutherford College Water
Corporation's lines. This 6 inch water line serves the north—
east section, but increased development in the area would limit
its adequacy and require that the line be replaced or supplemented.

Population Characteristics

An estimated population of 787 people represents about 14 per cent of the total population of the planning area.

Environmental and Economic Factors that Contribute to Blight

- 1) There are 10 deteriorating and 2 dilapidated dwelling units.
- 2) There are .4 miles of unpaved streets.
- 3) Four thoroughfares carry heavy traffic volumes two major (U.S. 64 and 70) and two minor (N.C. 350 and SR 1545).
- 4) Mixed land uses are outstanding, mainly because of the nearby central business district and the strip commercial development which has grown out from the core area along U.S. 64 and 70.
- 5) Substandard dwelling units have a high incidence of more than 1.01 persons per room (along Eldred Street near U.S. 64 and 70).
- 6) About 30 per cent of the substandard housing has inadequate plumbing facilities.
- 7) The substandard housing is valued between \$5,000 and \$9,000.
- 8) Monthly rent averages between \$20 and \$25.
- 9) Where housing is substandard, 1966 annual family income averaged from \$3,000 to \$4,000.

Community Eggilling

The Valders Flamontary School and the Present Garron High School serve the neighborhood. There are no parket herevir, a community regression concer legated on Massel Street offers in-

Adaquers wares and severy and vote and receiption of the description o

Population Degreementation

An authors at the care papelation of the planning areas per terms of the paper and the

Environmentel and Economic Pactors

- The second secon
 - substant Lavague to weller A. see send? (S
- notes and -- memulaw of these event with service services and
 - and to second distant and particular and some of real particular to
 - profe here were all werd and aware and darky interpretated
 - Some to consider talk a send estar golffeet brabansade? (2
- annumetral and entered bushmaredue edy to dres may Of Sunda (8
- . ODO, ve and Dublet manufact dentity of gateund brabantades add (T
 - And the ble accepted asserted and Aldrech (8
 - averaged from 12,000 to 04,000.

Overall Neighborhood Rank

Rank Number: 5 (Neighborhoods are ranked from 1 to 8 with 1 as the worst and 8 as the best.)

Recommendations for Physical Improvements

A program of major conservation is recommended for dwelling units located on Eldred Street near the hosiery mill. A further recommendation is to practice conservation throughout the entire neighborhood.

Additional recreation areas should be developed.

Additional off-street parking spaces should be provided, especially in the central core area.

Intersections with the major thoroughfares (U.S. 64 and 70) should have clear visibility and should be better marked with street names or route numbers.

Some unpaved streets need paving.

A substantial proportion of this neighborhood is undeveloped, hence, future subdividing should be carefully controlled to reserve park lands, drainage and easements, and so forth.

General landscaping and cleaning up along U.S. 64 and 70 would improve the overall appearance of this route.

Sward Badghardaghar Ileravo

A of I work budger was shouldedayled) - I reduck was a large of date

Recommendations for Physical Improvements

A program of major conservation is recommended for dwelling units located on Vidrod Street west the hesister alle A further recommendation is in grantice conservation throughout the entire notations.

Additional recruition arose should be descripted,

(Or bag 20 , 2-0) asserting the major the sector of the Tolder of the To

Nowe capaved expants need paving

Asserted properties of this polyhermon is and the and the second of the

Of home 42 . C. J genie to animals has aniqueshed Jenemed Townson to animal service of this routes.

Neighborhood 3

Neighborhood 3 corresponds to Political Ward 3. This area is bounded on the north by the Southern Railroad tracks, on the east and south by the corporate limits, on the west by a property line which runs parallel to South Faet Street. There are two minor thoroughfares, N.C. 350 and Carolina Street (SR 1737). Both run from north to south and both connect with U.S. 64 and 70 and Interstate 40.

Existing Land Use

Land Use - Neighborhood 3	Acres	Per Cent of Developed Land	Percentage of Total Area
Residential	63.6	57.8	19.8
Public-Semi-Public	Parts	Spenso	Comp.
Commercial	-	-	turns.
Industrial	3.4	3.1	1.1
Transportation	42.9	39.1	13.4
Vacant	210.8	t _{em} ,	65.7
Total	320.7	100.0	100.0

This neighborhood is the least developed residentially and has plenty of vacant land for further development. It is probably the least developed because the railroad acts as a buffer. There are very few mixed land uses. The housing numbers 136 units, with only 3 deteriorating and 1 dilapidated dwellings. The few deteriorating dwelling units are found in a group along Garrou Street. In the last five to ten years many new homes have been built along Fountain View Drive and Campbell Drive. New homes valued at from \$15,000 to \$19,000 and up are being built along Katherine Drive, Susan Drive and Barbara Drive. Further house construction along these streets will insure this neighborhood's quality. The general character of the neighborhood is residential, but strip commercial uses may become more dominant along N.C. 350.

Netgiboringed 3

Neighborhood 2 normangeeds to Poletical Ward 1. This ones on the bounded on the north by the Southern Sallinad rysels, on the cost and south by the composate liminary on the west of a property line which runs parallel to South Yest Street. There are two winor thorseughteres, N.C. 330 and Carelina Street (SE 1727).

Both run from north to south and both composate with U.S. 84 and 70 and interstate 40.

Saturing Land Use

This neighborhood is the last developed revidentially and has planty of various land for forther development. It is probably the letter of very law mixed land uses. The lausing unmoure light unit, with only 3 deteriorating and 1 dilepidated avelilage. The law deteriorating dwelling and 1 dilepidated avelilage. The law deteriorating dwelling only a are found in a stong along farron street. In the last five to res veges mean new tower have have been built along founcies View brive and Carpaell Drive. Hew homes valued at from 915,050 to \$150,000 and op ere baing built along Katharine Drive, Susan brive and Carpael Drive.

Forther house construction along these streets will become this melghborhood's quality. The general character of the neighborhood's quality. The general character of the neighborhood at residential, but attry commercial years may become more

Community Facilities

The area is served by the Valdese Elementary and High School (located in Neighborhood 1). The community center on Massel Street (across the Southern Railroad tracks in Neighborhood 2) is the closest recreation area. Further subdividing might well allow for additional park areas in this neighborhood.

Utilities

Water and sewerage facilities are adequate and available. Water lines extend approximately 200 to 300 feet beyond the corporate limits toward the southeast.

Population Characteristics

An estimated 416 persons live in the area (or about 7 per cent of the total planning area population).

Environmental and Economic Factors that Contribute to Blight

- 1) There are four substandard dwelling units -- 1 dilapidated and 3 deteriorating units.
- 2) About 1.6 miles of streets are unpaved, and approximately 3.7 miles of streets are narrow.
- 3) Lot sizes are inadequate for proper living conditions (trailers are crowded together on Litton Street).
- 4) Several homes on Garrou Street have more than 1.1 persons per room.

Overall Neighborhood Rank

Rank Number: 8 (Neighborhoods are ranked from 1 to 8 with 1 as the worst and 8 as the best.)

Community Facilities

The area to merchand by the Valdess Blomestary and Sigh School (looseed in Meighborhood 1). The community conter on Messal Street (errors the Jauchern Lettrond tracks in Heighborhood 2) is the classet retreetion area. Further subdividing might well allow for additional park areas in this metabhorhood.

BELLETING.

Water lines extend approximately 200 to 300 feet beyond the corporate lines nawed the confinents

Population Characteristics

An extinated the persons tive in the area (or about 2 persons of the total planeters are properties).

indicate an endiance rent

- beint quilt [slige solliave brokensades and say sand to
 - 2) Avout 2's niles of serence are unpered, and approximately
 - anolythogo galvil regord for stampabant ore swell and (E
 - accessed 1.1 ment and avail rearra Dorres on samel layers (A

Mant becaredagter limes!

A DI [mark badens was choodendagien) & credent deed

Recommendations for Physical Improvements

A program of conservation is recommended for this neighborhood. Although many of the area's dwellings need only to be conserved in their present condition, a few deteriorating dwellings on Garrou Street in the southwest section need major repairs and upgrading. Therefore, it is suggested that major conservation be applied here.

Park land should be acquired in advance of development.

Since over one-half of this neighborhood is undeveloped, the town's newly adopted subdivision regulations can do much to determine the quality of this area.

The encroachment of strip commercial along N.C. 350 should be checked.

Sidewalks are needed along Carolina Street.

Recommendations for Physical Indravaments

A progress of conservation is recommended for this neighborbood. Although many of the need's dwellings need only to be conserved in their present conditions, a few deterioration dwellings on Carron Street in the southwest section cost major repairs and upgrading. Therefore, it is suggested that using conservation be applied bore.

Park land should be acquired in advance of devalopment, bagaines over cas-half of this medalaberhood is undevaloped, to the countries of this such that and the galarions can do much to stemme the quality of this stee.

fileds Cit .D. H grafe Information picts to immediatorate add

Sidewalks are needed slope Carolina School

Neighborhood 4

Following the general outlines of Political Ward 4 in the southwestern section of town, the neighborhood is bounded on the north by the Southern Railroad tracks, on the east by a property line running parallel to South Faet Street, on the south and west by the corporate limits. The major thoroughfares extending through the area are South Praley Street and the proposed Ribet Boulevard Extension. South Praley Street runs from north to south and connects with U.S. 64 and 70 as well as Interstate 40. Ribet Boulevard Extension will run from east to west and will serve as an inner loop around the central business district when it is completed.

Existing Land Use

Land Use - Neighborhood 4	Acres	Per Cent of Developed Land	Percentage of Total Area
Residential	124.8	68.9	43.8
Public-Semi-Public	2.5	1.4	. 8
Commercial	3.2	1.7	1.1
Industrial	8.7	4.8	3.1
Transportation	41.9	23.2	14.7
Vacant	104.2	_	36.5
Total	285.3	100.0	100.0

Neighborhood 4 has a majority of environmental and social problems as well as the majority of the substandard houses in town. Mixed uses are not too prominent — except for the industrial plant on Hoyle Street. The neighborhood is the third most developed neighborhood in the town proper, has the second highest number of acres in unpaved streets and leads in substandard housing. Thirty-two of the 205 dwelling units are deteriorating and 17 are dilapidated. The majority of these dwellings are in little pockets in the vicinity of "Frog Hollow" and "Crow Hill",

& boodsuddstaW

Pollowing the general outlines of Pollitical Vard & An the sauthwestern section of town, the national in bounded on the nath by the Southern Railrand tracks, on the east by a property line runging pareilal to South Feet Ottest, on the seat by a property wast by the corporate limits. The najor thoroughfares extending through the size at doub Praist Street and the proposed Riber Boulevard Extension, douth Praist Street and the proposed Riber south and connects with U.S. 5% and Vo ex well as Interdeate AC Riber Boulevard Extension will run from east to west and will sorted and will the complete and will the complete and the central business district when

well bard galacted

Neighborhood & has a majority of the substandard houses to count, sixed against an che majority of the substandard houses to count, sixed agas are not too prominent -- except for the industrial plant of Source. The neighborhood is the the town proper, has the second highest number of series in unpassed excepts and leads to embets and highest housing. Thirty-is of the Welling onthe are describeded and 17 are dilapidated. The waterity of these dwellings are in itself podders in the vietnity of Trag Helley and Croy Hill.

south of the railroad tracks on Spring Street, Hoyle Street and Massel Street, Pine Burr and Woodland Streets. All of these areas definitely need immediate treatment. The housing on Spring Street is beyond redemption and should be razed. Several houses on Orchard Road, West Pine Burr Avenue, South Waldo Street, South Praley Street and South Faet Street have noticeable defects which could be corrected by enforcement of minimum housing codes —— if adopted. It is possible that public housing could be built here also. The general character of this neighborhood is residential and should continue to be such. The 1966 income level of families living in the substandard areas averages from \$2,000 to \$3,000. The majority of the dwelling units surveyed were renter-occupied.

Community Facilities

There are no schools or parks in the neighborhood, but residents have access to the various school grounds, Corson Spencer Field and the community center located in other neighborhoods. As the third highest populated area in the town there is a definite need for a park or open area for the children to play on.

Utilities

The developed portion of this neighborhood is adequately served by water and sewerage. Both water and sewer lines stop at the corporate limits.

Population Characteristics

An estimated 650 persons live in the area (approximately 12 per cent of the total planning area population).

south of the rational cracks on Sering Street, Nowle Street and

Massel Street, Fine Suit and Poodland Streets. All at these
areas definitely seed immediate treatment. The housens on Epping

Street is beyond requiption and about he reced, several nouses
on Ordnerd Kosd, Wast Fine Burk Avenue, South Walda Street, Sauth

Wrater Street and South West Street have notionable deferre which
could no corrected by enforcement at minimum housing could be bust here
also. It is possible that outlies habeing could be bust there
also. The general chericter of this metabooked is residential
and should continue to be such. The 1956 income less of femile
the living in the substantiand areas everages from 52,000 co

detupied.

33,000: The majority of the dealing units surveyed more renterobsupped.

Community Facificies

There are no seharis or organize to the natablarant, but rest dants have account to the country of the season search to other neighborhoods. The che the the the third dighest onpulated area in the town there as a data date area for the town the to the third dighest or open eres the the the children to the one of the the the children to the one

ASSTELLIAD.

tivingade at bootstadgies and in metros bagalavab and total assess and sevent asses and sevent assessment assessment the corporate limits.

Popularion Characteristics

An estimated bid persons true to the arm (approximate):

Environmental and Economic Factors that Contribute to Blight

- 1) There are 32 deteriorating and 17 dilapidated dwelling units.
- 2) Three major and three minor fires occurred here from 1964 to 1966.
- 3) There are 4.4 miles of unpaved streets within the area.
- 4) One heavilly-travelled thoroughfare passes through the area (South Praley Street).
- 5) The furniture plant on Hoyle Street is a traffic generator which tends to create a bottleneck at the intersection of Hoyle Street and U.S. 64 and 70.
- 6) The majority of the substandard housing is renter-occupied.
- 7) Substandard housing on Spring and Massey Streets is located on inadequate lots.
- 8) A majority of the substandard dwelling units has more than 1.1 persons per room, and over 30 per cent of the substandard housing has inadequate plumbing facilities.
- 9) A substantial amount of the substandard housing is valued at less than \$5,000.
- 10) Monthly rent (excluding utilities) averages between \$15 and \$18 per month.
- 11) The average annual income for many of the families surveyed in the substandard housing areas averages from \$2,000 to \$3,000.

Overall Neighborhood Rank

Rank Number: 1 (Neighborhoods are ranked from 1 to 8 with 1 as the worst and 8 as the best.)

Recommendations for Physical Improvements

A program of rehabilitation is needed to keep the south—eastern section (South Waldo Street, South Praley Street, and South Faet Street) from becoming an area of advanced blight and deterioration. Such a program would include spot clearance of some structures in the area as well as major repair work. It is further recommended that the 12 dilapidated structures on Spring Street and in the immediate vicinity be razed and that future development or expansion consist of low cost or public housing and industrial growth.

Environmental and Sconomic Pastors

- parity are it determined by dilapidated if are brade (I
 - 2) Three najor and three manor faces occurred here from
- come and address absence however to golden And our great? (F
- One heart training orningsorous bollownia-this was the
- The fundamental plants a because of the forestate of the forestation of
- the majorates of the subspenders hearing to renter-occupied.
 - at almost toward but gained to galance brabers in
- neds arom and sline shillows beatmender out to valences & ()
- panish at Suranan property of the size in tunner Talestanda V. Ca
 - the asserted segments individual arthurstant lines vidential to
- Assessment and the team and personal larger agreement of the control of the contr

duck bushashigter listavo

to an i most bedner era shoodrotegist) i

Recommendations for Physical Ingerenants

A program of rehabilitation is needed to here the south of the south o

The development of the proposed Ribet Boulevard Extension should continue for the purpose of creating an inner loop around the central business area -- to relieve congestion on U.S. 64 and 70 (Connelly Street) during peak traffic hours.

Major and minor thoroughfares should be upgraded, pavements should be widened, and intersection and signal improvements initiated. A signal light is definitely needed at the intersection of Hoyle Street and U.S. 64 and 70.

The Town Commissioners should investigate the use of a Federal grant under the Housing Act of 1954, as amended, for a rehabilitation program in this neighborhood to clear out dilapidated housing, pave streets, install adequate utilities, and so forth.

Inaugurate a sidewalk program and conduct a landscaping and beautification program.

Enforce a minimum housing code and building codes and provide for adequate inspection. The development of the proposed Sibet Boulevard Matenains should constant for the purpose of creating an inner loop avound the central business ares - to relieve congestion on U.S. 64 and 70 (Concelly Street) curing peak traffic bours.

Major and minor thoroughlater should be upgraded, pavements should be widened, and intersection and eighel improvements initiated, A signal light is definitely moded at the intersection of Hoyle Street and U.S. 64 and 70.

The Town Commissioners should lovestigate the use of a lederal grant under the Housing Act of 1914, as amended, for a sehabilitation program to this neighborhood to also out dilapledated housing, neve ettests, install adequate utilities, and so forth.

Insugurate a midewalk evoguam and conduct a landacaping and besutification program.

-org box school gothitod box shool goldwar nowints a sample? -or skips colleged to a skip.

FRINGE AREAS

Neighborhood 5

Neighborhood 5 is located outside the corporate limits in the northwestern quadrant. It is bounded on the west by the line separating the Valdese and Drexel Planning Areas, on the north by the Valdese one-mile perimeter line, on the east by a creek and on the south by the corporate limits of Valdese. This is the largest neighborhood, with a grand total of 1,945.0 acres. Only 312 acres are developed, leaving about three-fourths of the area undeveloped. Five major thoroughfares pass through this area -- U.S. 64 and 70 (east to west), SR 1546 (east to west), and SR 1540 (Enon Road), North Church Street Extension (SR 1538) and Laurel Street (SR 1545) extending north to south.

Existing Land Use

Land Use - Neighborhood 5	Acres	Per Cent of Developed Land	Percentage of Total Area
Residential Public-Semi-Public	168.5 62.5	53.9 19.9	8.7 3.2
Commercial Industrial	2.4	. 8	. 1
Transportation Vacant	79.3	25.4	4.1 83.9
Total	1,945.0	100.0	100.0

This is the second most developed study area outside the corporate limits. A full range of land uses exists, but agriculture is the largest single user of land. Other large uses of land include residential, public and roads. The housing inventory counts 207 units, of which 37 are deteriorating and 11 are dilapidated. Most of these substandard dwellings are scattered on the northwest side of the planning area. Almost all of the housing in the non-white community of "Berrytown" lacks inside plumbing

FRINCE AREAS

L boodroodglaN

Neighborhood 3 is located outside the corrorate limits in the northwestern quedrant. It is hounded on the west by the ling separating the Valdess and Grewel Fishering Areas, un the north by the Valdess one-wile perimeter time, on the east by a rest and on the snuth by the corporate limits of Valdess. This is the largest neighborhood, with a great rotal of 1,743,3 3 acres. Only 212 error are developed, lasving sinut three-indices of the area undeveloped. Nove major thoroughists against three-indices of the area undeveloped. Nove to vest), or 1865 (east to vest), and SA U.S. Of and 70 (east to vest), or 1865 (east to seet), and SA Laurel Sareas (SR 1838) and Laurel Sareas (SR 1838) and Laurel Sareas (SR 1838) and Laurel Sareas (SR 1838) and

hand brade bear been

This is the largest single user of land, state large the corporate limits. A Full tange of land, when whists, but against ture to the largest single user of land, sther large uses of land include residential, public and tourist. The hearing insensery cause 207 anits, of which I? are deteriorating and it are dilapidated. Hour of these substanders due lings are scarrared on the morthwest side of the planning area. Almost als of the bousing northwest side of the planning area. Almost als of the bousing to the community of Berrytowe Lacks inside plumbing plumbing

facilities. Rent averages between \$12 and \$15 per month here. Many environmental and social problems are evident in this small community — and some type of treatment should certainly be rendered. Other pockets of substandard housing are located on SR 1545, SR 1546, SR 1544 and SR 1540. The majority of these dwellings could be made livable with some major repairs.

Community Facilities

This neighborhood is served by both the Drexel School District and the Valdese School District. The School District boundary splits the neighborhood about one mile northeast of SR 1538 and SR 1544. School buses transport the children to their respective schools. No recreation areas are available for the children in the area except the existing school grounds — which at best can only serve the immediate vicinity.

Utilities

City water is available through a 16 inch main down North Church Street. Future development can be served with water, but sewerage facilities are limited to septic tanks.

Population Characteristics

An estimated 867 people (about 1 per cent being non-white) live in the area -- which is about 16 per cent of the total planning area population.

Environmental and Economic Factors that Contribute to Blight

- 1) There are 37 deteriorating and 11 dilapidated dwelling units.
- 2) There are 2.7 miles of unpaved roads -- the majority of which are near SR 1545.
- 3) There are 5.7 miles of narrow roads.
- 4) There are six thoroughfares with heavy traffic volumes.

facilities. Sont avarages between 11 and \$15 per month here.

Many environmental and some type of creatment should sectionity be community -- and some type of creatment should sectionity be randered. Dines pockets of acherometed bounts are located on SR 1545, 52 1546, 32 1544 and 33 1540. The mejority of these dwellings could be made liveble with some major sepairs.

Community ! seellities

THE RAISE AND EDGE OF A SERVICE OF SERVICE AND SERVICE OF SERVICE

as latited

Church Street. Turnes development can be served which water, and sewerage facilities are limited to septic lanks.

Population Characteristics

(attor-sor said less ten) tunds) elqueq TAR betamires pA(
less and to tree ten al solice to allow the tens of the tens parameters are populations;

Environmental and Economic Partors

- 1) There are 37 daragesting and 11 dilapidated dwelling.
- to writers are 2.7 miles of unpared roady ... the majority of
 - 3) There are 5.7 miles of narrow rords
- A) There are all thereaghfores with heavy trailing volumes.

- 5) The majority of the substandard housing is renter-occupied.
- 6) The majority of the substandard dwellings in "Berrytown" occupy inadequate lots.
- 7) Based on the "20% sample" survey, a good proportion of the substandard dwelling units have more than 1.01 persons per room.
- 8) Over 30 per cent of the housing in "Berrytown" and along SR 1545 has inadequate plumbing facilities.
- 9) Substandard housing is valued at less than \$5,000.
- 10) The average annual income for many of the families surveyed in substandard housing areas ranges from \$2,000 to \$3,000.

Overall Neighborhood Rank

Rank Number: 2 (Neighborhoods are ranked from 1 to 8 with 1 as the worst and 8 as the best.)

Recommendations for Physical Improvements

Complete rehabilitation is needed in the "Berrytown" community since the area has every potential for entering into a stage of advanced blight. Perhaps the Burke County Commissioners could establish a County Housing Authority to attack blight and provide public housing in the outlying areas.

There are 1,632 acres of vacant land -- and it is suggested that new residential development be controlled by the subdivision ordinance and building codes.

Unpaved streets should be paved and existing rights-of-way should be upgraded to at least 60 feet for all major roads.

Trailer parks might be established with adequate utilities and facilities in this neighborhood.

Mixed land uses should be discouraged by the zoning ordinance.

Develop such community facilities as parks, playgrounds, schools, utilities, and so forth.

5) The majority of the substandard bousing to renter-compled.

Based on the "202 sensis" survey, a conduction of the

substandard dwalling untra have more than 1.01 persons per

8) Over 10 per cant of the housing to "Berrycown" and along

COO. CC ands and In booler at sulenon brahmanduc (*

The everage annual income for each of the familion sorveyed in authorizing areas ranges from \$2.000 to \$3.000.

Cyereal fielghborhood Bank

Stor I more bearing ora shortened (188) 5 (mades W Mass

Recommendablons Inc Physical Improvenues

Complete sensetilization is nashed in the "Tastytown" community since the area has overy potential for entering thee a stage of savanced bilght. Perhaps the flurte Gounty Commissioners could establish a County Housing Auchority to strack bilght and provide public bousing in the outlying areas.

Lunesee of it has -- best meaner to enter it we wrent -- two single of the substitution of insulating devices in the substitution and building codes

Unpuved arrests should be payed and extering rights-of-way should be upgraded to at least of feet for all dajor reader.

Trailer parks might be esceptished with adequate unit (tips and factifular in this noighborhood.

Mixed land uses should be discouraged by the soulus ordinance.

Develop auch community facilities as parks, playgrouply,

Neighborhood 6

Neighborhood 6 is bounded on the west by Micol Creek and the corporate limits of Valdese, on the north and east by the one-mile perimeter line, and on the south by the Southern Rail-road tracks. There are five major thoroughfares passing through the area -- U.S. 64 and 70, SR 1547, SR 1546 (east to west), and SR 100 (north-south).

Existing Land Use

Land Use - Neighborhood 6	Acres	Per Cent of Developed Land	Percentage of Total Area
Residential	259.6	74.9	16.5
Public-Semi-Public	11.7	3.4	. 8
Commercial	13.5	3.9	. 9
Industrial	3.8	1.0	. 3
Transportation	58.1	16.8	3.6
Vacant	1,222.2	Chair y Tareda	77.9
Total	1,568.9	100.0	100.0

The predominant use of land is for single-family residential development; however, many acres of vacant land are owned by the Duke Power Company. Commercial uses are scattered, for the most part, except that there is a small cluster of businesses at the intersection of U.S. 64 and 70 and SR 100. Other businesses are located on SR 100 toward the Rutherford College area. There are no industries in this neighborhood; however, plans are that a large textile plant will be built on U.S. 64 and 70 directly opposite SR 1547. The Valdese General Hospital and the Rutherford College Elementary and High School occupy a substantial amount of land toward the eastern boundary of the Valdese onemile perimeter area.

a hoodroddalan

Neighborhood 6 is bounded on the west by Micel Creek and the corporate limits of Valders, on the north and east by the one-mile perimeter limit and on the south by the Southern Rail-road tracks. There are five major thoroughfares pessing through the error of 1.3, by and 20, 55 1547, fir 1560 (sest to west).

Ballering Land Dan

The predoctions use of task to for single-Leatly residential development; belower, many serms of vecent land are owned by the boke fover company. Connected asso are scattered, for the most part, except that the task of businesses at the information of U.S. 64 and 70 and 68 100. Other businesses are latered on 58 100 toward the Sucherford College area. There are no industries in this neighborhood; however, plant are that a large textile plant will be built on U.S. 64 and 70 directly opposite the U.S. 64 and 70 directly opposite the College Slamentery and Wigh School occupy a substantial amount of land toward the testers handary of the Valdest amount of the College Slamenters and the Ruther.

The housing units in this study area number 271, of which 21 are deteriorating and 7 are dilapidated. Substandard dwellings are scattered throughout the area. Strip commercial development along SR 100 in the Rutherford College area may be causing nearby residential structures to lose value. Commercial expansion in this area should be restricted to shopping centers and not be allowed to spread along SR 100. When zoning is applied to this area it might well be geared to the creation of an office-institutional district — to allow older residential structures to be converted to duplexes and apartments.

Community Facilities

The Rutherford College Elementary and High School serves this neighborhood as well as the surrounding area across the Southern Railroad tracks in Neighborhood 7. The school site contains 14 acres and has a design capacity in excess of 1,500 students. There are no parks or playfields except for the school grounds. There is a definite need for recreation space and future subdividing should provide for such.

Utilities

Water is available from Valdese through a 20 inch main down North Laurel Street and a 12 inch main down SR 1546 which tie into the Rutherford College Water Corporation's lines. The Water Corporation also serves the northeast section. Sewerage facilities are unavailable because of the high cost; however, septic tanks and outdoor privies handle the problem.

Population Characteristics

Neighborhood 5 has an estimated population of 867 people (about 16 per cent of the total planning area population),

The bousing units is this study area sucher 271, of which 21 are descripted and 7 are dilapidated. Substandard dwellings are scattered throughout the area. Strip commercial development slong SS 100 in the Surberford College area may be causing manify residential accurtance to lose value. Commercial expension in this area about the restricted to shopping resident and not be allowed to apresid along SR 100. Then scaling is applied to this steam to a specific therifulational district -- to allow older residential attuctures to be converted to duplaces and apertures.

Community Facilities

The Ruthertord College Signesting and Aigh School serves this neighborhood as well as the nurrousding area across the Smothern Rullcoad tracks in Neighborhood 7. The school airs contains it across and has a design capacity in excess of 1,500. Stadeots. Increase no names or ployitalds ascent for the achool grounds. There is a definite seed for regression apass and inture subdividing about provide for sucreasion apass and inture subdividing

Paralitan

Water is available from Vaideau through a 20 lock note down North Laures Street and a 12 inch main down SE 1546 which the into the furtheriord College Water Corporation's lives. The Valet Corporation size serves the northers section. Severage feetilities are unavailable because of the high test; however, septic tanks and suddent neivies handle the problem.

Population Characteries

Neighborhood 5 has an astimated population of 861 people (about 16 per cent of the total pionning area population).

Environmental and Economic Factors that Contribute to Blight

- 1) There are 21 deteriorating and 7 dilapidated dwelling units.
- 2) There are 2.2 miles of unpaved roads and 5.4 miles of narrow roads.
- 3) Mixed land uses are notable in the Rutherford College area along SR 100.
- 4) Renter-occupied housing averages over 51 per cent in the substandard areas.
- 5) There are a few areas where lots have less than 6,000 square feet.
- 6) The conversion of single-family dwellings into multi-family units has increased the density of the area.
- 7) Deadend streets with inadequate turn-arounds are present.
- 8) Thirty per cent of the substandard housing has inadequate plumbing facilities ("20% sample" survey).
- 9) Many of the accessory structures on residential lots are in bad condition.
- 10) Lack of adequate buffering between commercial activities and residences, especially in the vicinity of SR 100 in the Rutherford College area, detract from the residential nature of the area.

Overall Neighborhood Rank

Rank Number: 7 (Neighborhoods are ranked from 1 to 8 with 1 as the worst and 8 as the best.)

Recommendations for Physical Improvements

A strong program of rehabilitation is recommended along SR 100 where older residential structures are becoming run-down. For the rest of the study area, conservation practices should be maintained throughout. Most of the housing needs only to be maintained in its present condition.

A fix-up clean-up campaign should be inaugurated for the Rutherford College area.

Establish recreational areas.

Upgrade and widen unpaved roads.

Require buffers between residential and commercial uses.

Improve subdivision platting, i.e., by requiring residential lots to have adequate yards and proper setback from the road.

Aversel of Economic Locality & Control of the Contr

1) There are 21 descripting and 7 dilapidated dwalling units.

-RESERVE WESTERN

- 3) Mixed land uses are notwolk to the Authorford Follogs
- eds as does neg it need to person antened belgons on series the
- There are a tem areas where have less than 6,000 equare
 - (d) The conversion of single-leading dwellings late while-leading
 - . Rosert are through-gree of the days of the property breduct (
 - Crayle of the substantial bound of the bound of
- al are stol interested on continuous towards by to him (&
- Dank of congress the constant property of the constant of the

Overall Natablerhood hank

Canad ada an 8 ban agree was an I date

Recommendations for Physical Improvements

A stropp program of rehabilitation to recommended along the long where older residential structures are becoming run-leve.

Tor the rest of the study area, conservation practices about be maintained throughout, float of the brusting needs only to be saturated in the present condition.

A fix-up class-up compaign should be inaugurated for the

Establish recreations areas.

Upgrade and widen uppayed reads.

Improve subdivision pistring, i.e., by requiring residential ora to have adequate yards and proper amback from the read.

Neighborhood 7

Neighborhood 7 is located on the southeast side of Valdese. It is bounded by the Southern Railroad on the north, the one-mile perimeter line on the east and south, and SR 1737 and Carolina Street on the west. This is the least developed area of all. The major thoroughfares include Interstate 40 (east to west), N.C. 350 and Carolina Street (north to south).

Existing Land Use

Land Use - Neighborhood 7	Acres	Per Cent of Developed Land	Percentage of Total Area
Residential	97.9	44.0	6.3
Public-Semi-Public	21.6	9.6	1.4
Commercial	37.4	16.9	2.4
Industrial	5.8	2.6	. 4
Transportation	59.9	26.9	3.8
Vacant	1,331.0	_	85.7
Total	1,553.6	100.0	100.0

The predominant use of land in the area is residential -mainly single-family -- but with a few trailers scattered throughout the area. Some public and commercial and light industrial
uses are also present.

Land use problems are not critical except for a few isolated spots of commercial uses and individual trailers. More than three-fourths of the area is undeveloped. The majority of this land is across Interstate 40 and is mountainous.

The housing numbers 168 dwelling units, of which 9 are deteriorating and 2 are dilapidated. There is no particular pattern of poor housing although some deteriorating dwellings are very noticable on SR 1740.

Nerghbornood 7

- Neighlorhood 7 is located or the scutheset aids of Valdess.

It is bounded by the Southern Mailroad on the north, the endmile parimeter line on the east and enuth, and SR 1737 and Caroline Street on the west. This is the locat developed area of
eil. The wajor thoroughlares include locateless 40 (seet to west),
S.C. 550 and Caroline Street (north to south).

Extending Land Cas

The predominant pre of land in the area is residential — mainly single-family -- hur with a few recliers additional chrough-out the area. Some public and commercial and light industrial uses are also present.

June wes problems and not related except for a few tackets appear of commercial uses and individual treatment. Mays than three-fourths of the execute of the entering of this hand is accoss interesters of and is manneamous.

The housing numbers is swelling rotte, of which & are.

deteriorating and 2 are dilapidated. There is no particular
puttern of poor bousing although some deteriorating dwellings
are very noticable on SR 1740.

Community Facilities

No parks or schools are located in the area. Rather, the area is served by the Rutherford College Elementary and High School in Neighborhood 6. The mountainous area mentioned offers park possibilities for a nature preserve.

Utilities

Water and sewerage facilities are available to this area only by private wells and individual septic tanks or outdoor privies.

Population Characteristics

An estimated 537 people (approximately 10 per cent of the total planning area population) live in the area.

Environmental and Economic Factors that Contribute to Blight

- 1) There are 9 deteriorating and 2 dilapidated dwelling units.
- 2) There are 1.7 miles of unpaved roads, and 1.7 miles of narrow roads.
- 3) There are improperly controlled trailer parks in mountainous country.
- 4) There is a lack of adequate playgrounds.
- 5) Accessory structures are poorly maintained.
- 6) Many residential lots have inadequate setbacks from roads.

Overall Neighborhood Rank

Rank Number: 6 (Neighborhoods are ranked from 1 to 8 with 1 as the worst and 8 as the best.)

Community Facilities

No parks or schools are located in the area. Nather, the area is served by the Kutherford College Elementery no High School in Neighborhood 6. The sountainous area mentioned after park possibilities for a nature preserve.

2022 1210

Names and saverage facilities are available to this area only W private walls and individual sapide canks or contour privates.

Population Characteristics

ads to take may DI placementages alouse TEE because on .

Environmental enfoltanente Fectore

- 1) There are V decordering and 2 dispidated dwelling unity.
- 3) There are toposportly controlled trailer parks in contrinous
 - A) There is a tank of adoquere playerconde.
 - -boulesoin tipod ore seathering diseased
 - 6) Hany rasidantial lots bays inshaquate setbacks from roads.

Sun & Dooglanding & Alaravo

Sank Number: 6 (Noighberhoods are ranked from 1 to 8

Recommendations for Physical Improvements

No indication of blight is evident; however, it is very important that a sound program of conservation be applied to the area to insure the prevention of blight.

Enforce building, plumbing and electrical codes through the County Inspection Department.

Extensive road improvements are needed.

The majority of this neighborhood is undeveloped. Subdivision design control is needed to insure proper development.

Recommendations for Shyattal Implements

No indication of blight is evident; however, it is very important that a neural program of conservation be applied to the area to incurs the prevention of blight.

toronty languaging Hapariment.

Debank one armonyment beer sylamaka.

-Inlains .baquievence at headquistan aids to vitroism edi

Neighborhood 8

The area is bounded on the north by the Southern Railroad tracks, on the east by SR 1737 and Carolina Street, on the south by the Valdese one-mile perimeter line, and on the west by the Drexel-Valdese one-mile perimeter breaking point. Major thorough-fares include Interstate 40 and SR 1722 (east to west) and SR 1727, SR 1737 and Carolina Street (north to south).

Existing Land Use

Land Use - Neighborhood 8	Acres	Per Cent of Developed Land	Percentage of Total Area
Residential	119.7	53.4	9.0
Public-Semi-Public	26.3	11.7	2.0
Commercial	18.5	8.3	1.4
Industrial	tent	p=0	tumo
Transportation	59.6	26.6	4.5
Vacant	1,107.4	(sats	83.1
Total	1,331.5	100.0	100.0

The major use of land in the neighborhood is residential. Other large uses of land are semi-public (churches and cemeteries) and commercial. There are no industrial activities. Vacant land is in abundance, but mountainous terrain will limit extensive development. Housing numbers 169 dwelling units, of which 20 are deteriorating and 8 are dilapidated. The majority of these substandard dwellings are, for the most part, located on SR 1726 and SR 1737.

Community Facilities

There are no parks or schools facilities; however, Neighbor-hood 8 is served by the Drexel School District. Park facilities should be made available in the future.

S Sportspidglass

The area is bounded on the north by the Southern Ballered tracks, on the ener by SR 1737 and Carolina Street, on the abush by the Valdese one-mile perioster line, and on the west by the Drexel-inidese one-mile perioster breaking point. Major thorough-fares include Junearacets and 42 1722 (enet to west) and 58 1727, SR 1727 and Carolina Street (north to court).

nell band painting

The major was of Land in the aminharhood is regiments;

Other Large uses of Land are sent-public (shorther and another

Land is in abundance, but mountainous testrain will limit erran
sive development. Housing numbers into dwelling units, of which

and ore descriptiving and it are dijuptered. The majority of these

substandars dwellings and it are dijuptered. The majority of these

Community Facilities

There are no porks or schools facilities; hewaver, neighburhood 8 is served by the Dresel School District. Lark facilities,

Utilities

Water and sewerage facilities are available only by private wells and individual septic tanks or outdoor privies.

Population Characteristics

Neighborhood 8 has an estimated population of 537 people (about 10 per cent of the total planning area population).

Environmental and Economic Factors that Contribute to Blight

- 1) There are 20 deteriorating and 8 dilapidated dwelling units.
- 2) There are 1.2 miles of unpaved roads and 1.7 miles of narrow roads.
- 3) Many substandard or poorly maintained accessory structures are noticable.
- 4) Poorly platted and small lots are located along SR 1726 in the southwestern section.

Overall Neighborhood Rank

Rank Number: 4 (Neighborhoods are ranked from 1 to 8 with 1 as the worst and 8 as the best.)

Recommendations for Physical Improvements

Major conservation treatment is recommended. Most of the housing needs only to be maintained in its present condition. The greatest need is for recreation areas, and along SR 1726 rehabilitation may be needed in spots.

Emphasis should be placed on the enforcement of building, plumbing, electrical and housing codes by the County Inspection Department.

Upgrade and pave substandard roads.

Establish a recreation area on the north side of Interstate 40.

RELIEFER

Water and newerner inchilities are available only by extense wells and individual supric ranks or suchous privies.

Population Characterian

Natanashind & has an detimated population of 537 people (about 10 per sent of the total planets area population).

Environmental and Economic Factors

- Il Trace and lower to describe the a data principle of the process of the process
- weaten in sulle tel bus abane baseness to notice to for oracle
 - Appropriated or province buntained scienced to benderator took (E
 - Party As guela beyano; ora and lines has bestady viron? (A

Overall Metalbackers Have

To I work being one shootroning to I and a redwork from

Decommondations for Physical Improvements

He jos conservation transmint is recommand. Mast of the housing many to be mutationed in its present emphasion for present on a long for 1716 gracest many to recommind armore and along for 1716 rehabilitarion may be manked to recommend

Amphasia should be placed on the autorcansus of buildies, plumbing, alegarical and housing codes by the County laspectuan Department.

Upgreds and pave substandard roads.

Establish a recreation and no man noticesta a dalidates

CENTRAL BUSINESS DISTRICT

Existing Land Use

Land Use - The Central Business District	Acres	Per Cent of Developed Land	Percentage of Total Area
Residential	4.0	15.9	11.6
Public-Semi-Public	2.9	11.6	8.5
Commercial	8.0	31.8	23.3
Industrial	3.1	12.5	9.1
Transportation	7.1	28.2	20.7
Vacant	9.2	-	26.8
Total	34.3	100.0	100.0

Most of the non-residential structures front on Connelly Street and are considered to be sound. Governmental uses, retail and wholesale uses occupy the majority of the acreage in the central business district. There has been little new construction in the area during the last few years and some of the buildings are beginning to deteriorate. The majority of the remodeling has been confined to the interior with little attention to the exterior. Even though most of the structures are considered to be sound, a "fix-up paint-up clean-up" campaign, general face lifting and the planting of some shrubbery would improve the appearance of the area. The alleys in back of many of the commercial buildings should be cleaned and paved and many of the store backs should be painted.

Parking in the vicinity is inadequate and causes traffic congestion on sale weekends and other heavy shopping days. Additional parking lots are needed and should be established either by the local merchants or by the Town of Valdese. Many of the large industrial mills near the central business district (in Neighborhoods 1 and 4) could improve their physical appearance by painting and cleaning up their properties. This is especially true for the industrial and wholesale structures in Neighborhood 4 (which abuts the central core area).

SELECTOR Lend Mac

Server and are considered to be saund. Governmental oses.

Tetail and wholesels uses occupy she majority of the actense in

the control business district. There are been little sed one

correction in the area during she last few rears and some of the

buildings are becoming to determine. The majority of the

considered to be took confined to the interior with little acten
tion to the start found of the chough some of the structures are

considered to be took of the chough some of the structure are

generalized to be took of the chough some of the structure are

generalized to be took of the starting of the structure are

improve the appearance of the area. The citays in best of many

af the communicate backs about he alseed on seed of mean

Tarking in the vicinity is implequent and common irraliad congention on walt weekends and other heavy shapping days.

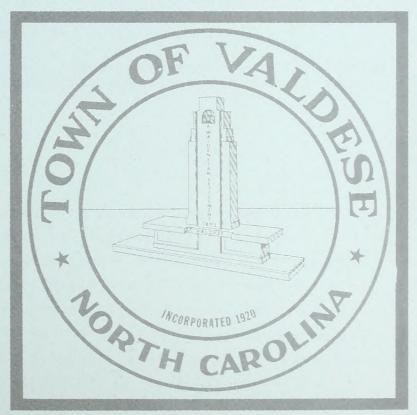
Additional parking lote are mended and should be exceptished after by the local merchants or in the love of Taldare. Hany of the large industrial mills mass the swhitel business district in Helphorhoods I and A) could impreve their physical appearance by petering and cleaning up their properties. This is expected in the physical appearance of the control core core con in the matchborhood A (which shorts the central and sholars).

Most outlying industries have developed along U.S. 64 and 70 and the Southern Railroad corridor. The majority of these small textile mills are of substandard construction and within a few years they will be adding blight to the planning area.

It is recommended that future industrial or commercial construction be of high standards and that the State building codes be strictly enforced by the County Inspection Department. Host outlying industries have developed slong U.S. 66 and 70 and the Southern Railroad corridor. The majority of these small castile mills are of substandard construction and within a few years they will be adding blight to the planning area.

It is recommended that lucure industrial or commercial nonstruction be of high standards and that the State building codes be strictly enforced by the County Inspection Department.

CONCLUSIONS & RECOMMENDATIONS





PART V CONCLUSIONS AND RECOMMENDATIONS

General recommendations for prevention and elimination of blight in the Town of Valdese and its extraterritorial jurisdiction are:

- 1. Enforce appropriate building, plumbing, electrical and minimum housing codes.
- 2. Require buffers between commercial and residential land uses.
- 3. Submit all planning and development problems to the Planning and Zoning Board for their review.
- 4. Appoint neighborhood improvement committees to promote interest in upgrading the general appearance of each neighborhood.

SUMMARY OF FINDINGS

A collation of the preceding data is shown in Table 7, Comparison of Neighborhoods by Selected Characteristics. For each characteristic the neighborhood was ranked according to its incidence of bad conditions. The effect of the rating is to indicate the standing of each neighborhood. Beginning with the neighborhood with the most blighting factors and progressing to the neighborhoods with the least number of points, the rank order is: Neighborhood 4, 5, 1, 8, 2, 7, 6, and 3.

CONCLUSIONS AND BECOMMERDATIONS

To not subtract on soldness and to anotherement for the selection of the selection of the selection are selection are selection are selection are selections.

- In Malazola appropriate hutiding, planting, electrical and minimum housing codes.
 - Political bus laidy among a paywood a railed and upos . C
 - D. Submit all planning and development problems to the
- Appuint maighbuilded improvement consistent to promote forester for appulations of each metabhorhous.

SUMMARY OF FYNOISIGS

A volimition of the presentor day and to thouse in Table 7.

Long attern of Malphorbands by delayed Characterian Forester absorbing to

and abstracteric the neighborhand was ranced eccording to

its incidence of had conditions. The effect of the rating is

to indicate the standing of once algebrations. Reginera, with

the neighborhand with the sout blighting iscore and process

aing to the originarhands with the house tuncer at poters, the

aing to the originarhands with the inner tuncer at poters, the

COMPARISON OF NEIGHBORHOODS BY

Deter- iorat:	ing or	per Res.	100	per Res.	100	Cri:	rs.) 100
Per							
Cent	Rank	Rate	Rank	Rate	Rank	Rate	Rank
EA							
12.3	4	1.2	2	. 4	1	-	2
4.8	7	. 8	3	. 4	2	_	2
2.9		times .	5	(pants	3	-	2
23.9	1	2.9	1	-	3	1.0	1
18.2	2	-	5	-	3	toes	2
8.5	5	-	5	-	3	-	2
		-		_	3	-	2
16.5	3	. 6	4	-	3	-	2
		ton this same tone	-				tem tout tem
Infant	:	TB		VD		Wel:	fare
						Cas	
	0						100
		Stru	c.	Stru	C.	Str	uc.
Per Cent	Rank	Rate	Rank	Rate	Rank	Rate	Rank
		gred .		The state of the s			4
. 4		. 4		-		2.0	2
_		t===		1 0		2 0	7 1
. 3	3	bes .	3	1.0	2	3.0	1
. 7	1	2.5	1	1.5	1	case	7
. 4	7	1000	3	***	3	1.8	
	2	-		-			5
. 6	2	-	3		3	1.2	6
EA C	VERALL	RANK	FRI	NGE AR	E A	OVERA	ALL RAN
	3			5			2
	5			6			7
	8			7			6
	1			8			4
en exclude aracter.	d from	this t	able	due to	its	non-	
	Deteriorationalist Dilapide Per Cent EA 12.3 4.8 2.9 23.9 18.2 8.5 5.9 16.5 Infant Deaths per 10 Res. Struc. Per Cent EA .4 .4 .5 .7 .4 .6 .6 .6 .6	Cent Rank EA 12.3 4 4.8 7 2.9 8 23.9 1 18.2 2 8.5 5 5.9 6 16.5 3	Deter— iorating or Res. Dilapidated Stru Per Cent Rank Rate EA 12.3	Deter- iorating or Res. Dilapidated Struc. Per Cent Rank Rate Rank EA 12.3 4 1.2 2 4.8 7 .8 3 2.9 8 - 5 23.9 1 2.9 1 18.2 2 - 5 8.5 5 - 5 5.9 6 - 5 16.5 3 .6 4 Infant TB Deaths Cases per 100 per 100 Res. Struc. Per Cent Rank Rate Rank EA .4 5 - 3 .4 6 .4 2 - 8 - 3 .5 5 - 3 .7 1 2.5 1 .4 7 - 3 .6 2 - 3 .6 2 - 3 .6 2 - 3 .6 2 - 3 .6 2 - 3 .6 2 - 3 .6 2 - 3 .6 2 - 3 .6 2 - 3 .7 1 2.5 1 .4 7 - 3 .6 2 - 3 .7 1 2.5 1 .7 1 2.5 1 .7 1 2.5 1 .7 1 2.5 1 .7 1 2.5 1 .7 1 2.5 1 .7 1 2.5 1 .7 1 2.5 1 .7 1 3 .7 1 4 .7 1 3 .7 1 4 .7 1 3 .7 1 3 .7 1 4 .7 1 3 .7 1 3 .7 1 4 .7 1 4 .7 1 3 .7 1 4 .7 1 4 .7 1 3 .7 1 4 .7 1 4 .7 1 3 .7 1 4 .7	Deter	Deter-	Deter-

CONCLUSIONS

Most neighborhood analyses will vary in detail and scope, depending on the size of the town and the availability of data. Larger cities and counties with more comprehensive administrative means usually have more information concerning economic levels and social problems. This type of information is desirable for analysis because there is usually a direct correlation between slums and social ills. However, enough social data was available to relate social conditions to substandard housing.

Valdese needs an effective housing program to insure that new residential areas will not become future slums. For such a program to be successful it should include:

- strict enforcement of building and housing codes, subdivision regulations and a zoning ordinance;
- -- the encouragement of voluntary action by homeowners -- as through neighborhood improvement committees.

Improvements within the town limits cannot rest entirely on the town government. Responsibility should be a joint effort of public and private interests in correcting substandard conditions. The majority of the substandard housing can be corrected through a rehabilitation program before more expensive and more extreme solutions become necessary. This treatment is applied to declining areas which are in danger of becoming more blighted. The goal of a rehabilitation or conservation program is to eliminate the existing causes of blight and restore healthy environmental conditions.

SMO LEVIDADO

Hose national namipass will very in detail and ecope, depending on the state of the dependence of the state of the state of the country of the state of the state

valdens needs on affective housing program to theure that areh new residential areas with not become forure siene. The arch a program to be appropriate to should include:

- peater antered bas sattline to memoratine taleds --
- the cacouragement of voluntary cettor by homeowners --

Improvements within the town limits cannot rest estimity on the cown gavernment. Seamonskillery should be a joint effect of public and private imments to correcting substandard confictions. The majority of the substandard housing can be serteized through a rehabilitation program before over especiation and make the decimal seams to decimal areas which are in deaper of behaving mere blisticed to decimal areas which are in deaper of behaving mere blisticed eliminate the setting causes of conservation program is to eliminate the satering causes of bitter and restore basished eliminate the satering causes of bitter and restore healthy

The Town of Valdese can proceed to improve its environment through better municipal services, i.e., fire and police protection, sanitation and street maintenance, and through new community facilities -- parks, playgrounds, schools and utilities.

URBAN RENEWAL TECHNIQUES

- 1. Clearance. The physical clearance of land harboring structures which are beyond repair. Clearance is usually done under public authority.
- 2. Rehabilitation. The renovation and restoration to minimum standards of structures that are deteriorating but not yet beyond repair.
- 3. Conservation. The application of ordinary preventive maintenance to structures in sound condition.

The classifying of treatment areas was not a difficult problem. Documentation of information permitted precise identification of blight and its contributing factors; hence, there is no doubt as to the problem areas. Map 12 shows recommended treatment areas and the type of treatment which should be applied to each. The pockets of housing in Valdese designated for clearance should be made available for other suitable land uses. The only housing which has been designated for clearance is located in Neighborhood 4 on Spring Street (12 residential dwellings). An ideal public housing site exists almost right next to these substandard dwellings — the vacant block next to the Albe-Waldensian Hosiery Mill on Kenneth Street.

PUBLIC HOUSING

It is recommended that a Federally-assisted public housing program be inaugurated. Public housing is governed by a local housing authority (usually five members appointed by the town's governing body). The authority selects sites upon which public

The Town of Valdens can proceed to improve its saviroumous through batter wonactpal services, 1.0., fire and palitus pro-teotion, sanitarion and street maintenance, and through new community facilities -- parks, playerounds, schools and cilities.

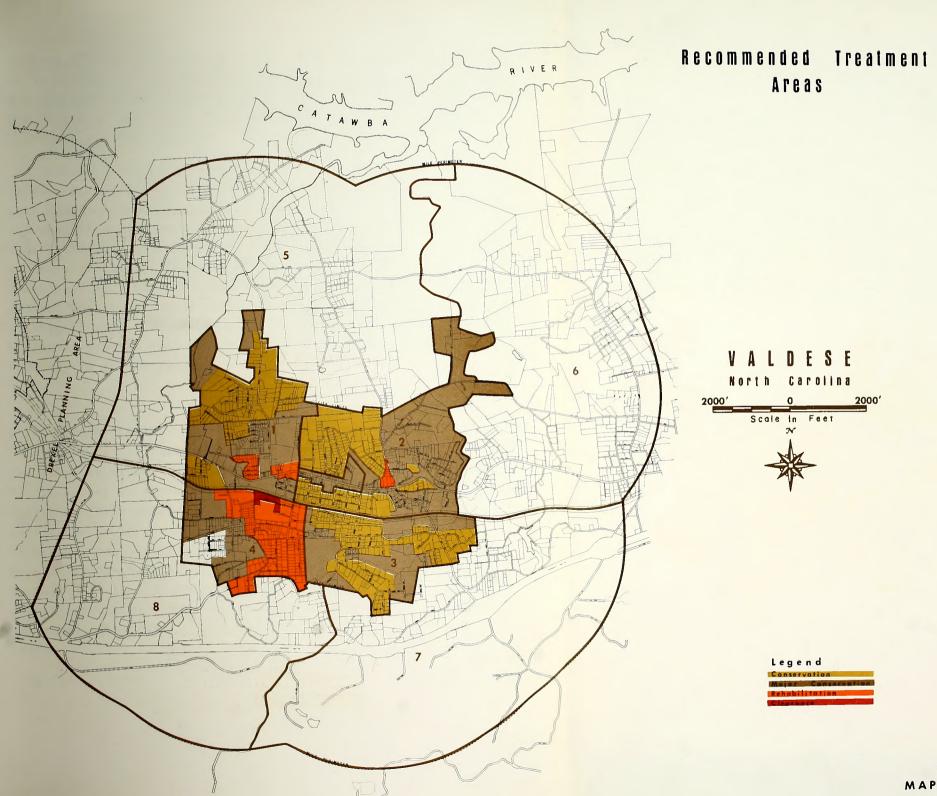
URBAN SENERAL TECHNIQUES

- Clearance The physical elegans of land harbering enture which are level repair. Clearance to new terms and repair.
 - 2. Enhablishment of senousers and restoration of the senousers that are deter-
- T. Conservation. The application of ordinary prevantive maintenance to attractures in sound condition.

The classifying of triormation permitted precise idenproblem. Documentation of information permitted precise identiffication of displacement to monthly interest hence, there
is no doubt as to the problem areas; Map 12 shows recommended
treatment areas and the type of remarkant which showle he
applied to each. The peckets of housing in Valdeds designated
for classiance absold be made available for other suffable land
uses. The only bearing which has been designated for clossance
is located in Moighburhood a on apping Street ill residential
dwellings). An ideal public housing size exists almost right
next to these substantial dwellings — the values black next
to the Albertaldmeater distings — the values black next

BMIRUDH DIJAUT

It is recommended that a Federally-assisted public benefits program be inaugurated. Public housing to paverated by a local housing authority (usually five members appointed by the course soveraing body). The authority selects sites upon which public





housing will be built, retains architects and engineers to draw up design plans, and awards contracts for the construction of the low-rent units. When the units are available for occupancy, the authority will adopt policies governing admission, continued occupancy and eviction.

Congress has authorized the Public Housing Administration (a part of the Department of Housing and Urban Development) to make Federal loans to local housing authorities of up to 90% of the cost of development. Federal loans will be made to the local authority to aid in preliminary planning, site acquisition and construction. When the project is nearly completed, the local housing authority sells bonds publicly and repays all Federal loans, plus interest. The cost of low-rent public housing is paid for by the rent from the tenants and continuing financial support from the Federal Government to insure the low-rent nature of the program.

URBAN REDEVELOPMENT

Clearance of these structures should take place within the next few years. The Town of Valdese should include funds in its budget to cover the cost of this project. As previously mentioned, this program can be accomplished with Federal assistance or it may be undertaken by the municipality alone. If Federal assistance is used, three-fourths of the cost would be paid by the Federal Government and one-fourth by the Town of Valdese. In a joint Federal-local program, Valdese can make public improvements such as installing streets, street lights, water and sewer lines, that will count toward its one-fourth share.

housing will so built, recoins architects and engineers to draw up design plans, and awards contracts for the construction of the low-rent value. When the casts are available for escuency, the authority will adopt policies governing admission, cantinned occupancy and sylecton.

Congress her authorized the Positic Rousing Administration (a pert of the Department of Hausing and Orban Dayalopment) to make Paderal loans to local howeing authorities of up to 30% of the cost of development. Paderal loans will be made to the local sucherity to sid in preliminary planning, are coquistion and construction. When the project is nearly completed, the local housing authority salls boods publicly and repays all yederal loans, plus interest. The cost of low-rant public housing is paid for my the reat from the tenents and sontinuing financial support from the Vederal Government to inquire the low-rant public rest mature of the program.

THE TO ASVOYED HARRY

Clearance of these aprophers should take piece within the next tew years. The Town of Valdeze should include fonds in its budget to dever the south this project. As provinuely mentioned, this program can be southlished with redenal aspistance of it may be undertaken by the municipality sions. If redeval nexterings is used, thise-fourths of the seet would be paid by the Tedaral Covarment and one-Fourth by the Tewn of Valdese. In a joint Paderal local program, Valdese san make public improvements such as installing streets, street lights, what all count lewers its one-fourth

Property owners in the treatment areas also benefit under a conservation and rehabilitation program since they can obtain FHA home improvement loans at a low rate of interest and with a repayment period longer than those usually available. The residents of each study area ahould be given assistance in getting this aid.

ADVANTAGES OF THE CONSERVATION AND REHABILITATION PROGRAM

Relocation of families should present no serious problem because of the small amount of clearance needed.

Community and municipal facilities can be added with the Federal Government paying three-fourths of the cost.

Financing is available for property owners to improve their properties and thus raise property values.

It is the most economic way for a town to eliminate blight since most of the cost is paid by the property owner.

Since there is little clearance, there is only a small amount of property that has to be acquired. This practically eliminates the problem of having to resell the acquired land.

In conclusion, Valdese might begin a total program or select a study area where larger problems exist. It is recommended that the small area plan be used in the beginning as a pilot project.

Valdese has only 14.1 per cent of its housing inventory in the substandard classification (as compared with 20-30 per cent in many North Carolina cities). Nevertheless, there is a substantial amount of blight in Valdese and it does create many problems. If the suggestions made in this report are followed, Valdese's problems of blight can be largely eliminated.

Property owners to the treatment eras and send nearly adder a conservation and rehabilitation program since they den obtain THA home improvement loans at a law rate of interest and with a repayment period longer than those neually available. The residence of each study area should be given assistance in our tipe this aid.

ABVARTAGES OF THE CONSERVATION AND

Relocation of families should present an actions provided

Community and numbered Lawlitzins can be added with the

Pinenging is available for property owners to improve

It is the most economic way for a town to elected by the property country

Since there is little clearants, there is only a onell amount of property that has to be acquired. This practically eliminates the problem of bering to resalt the magnired land.

In conclusion, Valdets might begin a total program or select a study area where larger problems exist. It is recemmended that the soul) eres plan be used in the legiculous as a prior project.

Valdace has only last tent of the housing inventory
to the substandard classification (as compared with 20-28 get
cent in many North Carolina eltins). Novithelast, that is a
substantial enount of bitght in Valdoce and it does counte
many problems. If the suggestions made in this sapert are
followed, Valdace's problems of bitght can be laterly of beloaded

